



SOUTHFIELD HOUSE FARM | SPRING LANE, SEDGEFIELD, STOCKTON-ON-TEES, DURHAM



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PRICE ON APPLICATION

LOVELY PERIOD FARMHOUSE DATING BACK TO THE 18TH CENTURY,
EXTENSIVELY REFURBISHED TO PROVIDE A FABULOUS PROPERTY WITH
LAND EXTENDING TO 17.25 ACRES

RECEPTION HALL | SITTING ROOM | DINING ROOM | KITCHEN/BREAKFAST ROOM LINKING TO FAMILY
SITTING ROOM AND DINING ROOM | REAR ENTRANCE HALL | CLOAKROOM/WC | SNOOKER AND GAMES
ROOM | SHOWER ROOM/WC | UTILITY/LAUNDRY ROOM | STORAGE ROOM | BOILER ROOM | FIVE DOUBLE
BEDROOMS | TWO EN-SUITE BATHROOMS | FAMILY BATHROOM

CIRCA 2 ACRES OF GARDENS AND GROUNDS INCLUDING Paddock | TWO DETACHED BARNs WITH LOOSE
BOXES, STORAGE ROOM AND TACK ROOM | SEPARATE INDEPENDENT GRAZING FIELD OF 15.25 ACRES

rare! From Sanderson Young

SITUATION AND DESCRIPTION

Southfield House Farm is set back on Spring Lane, a short distance away from the very attractive village of Sedgefield. The property has easy accessibility to both the east and west, linking into the A19 as well as the A1 (M). The local village of Sedgefield is well supported by good restaurants and public inns, and is well known in the area because of its close proximity to the racecourse and easy accessibility throughout Teesside and County Durham, as well as to the north, to Sunderland and Newcastle upon Tyne.

This fabulous farmhouse dates back originally to the 18th Century, and later to the early part of the 19th Century. The property was purchased by the current owners circa 2004 and since that time has been extensively refurbished, modernised and improved.

The main entrance to the house, original to the property, is from the western elevation, with a panelled and glazed door leading into the original reception hall, with attractive wood flooring and useful storage space beneath the stairs. The lovely period farmhouse is typical of its era with two attractive and charming reception rooms to the ground floor, both with beamed ceilings and lovely period fireplaces.

The dining room is a very elegant room with a beamed ceiling and period fireplace. The sitting room has a beamed ceiling and a multi fuel burning stove and enjoys lovely views to the western elevation.

To the rear of the ground floor is a very well appointed kitchen/breakfast room with cream cabinets with black granite worktops incorporating a Belfast sink, two oven AGA and modern day 'Bosch' and 'LG' built-in appliances, including a fridge/freezer and wine chiller. The kitchen/breakfast room has attractive oak wood flooring and a door leading to the rear entrance hall, which is used on a day to day basis, with an open storage area and a cloakroom/wc.

Connecting from the kitchen, glazed double doors link through to the stunning extension and addition to the house, which forms a magnificent central living area to the property. The farmhouse was originally separated from a two storey barn at the rear, and has been joined by the current owners and completely refurbished to provide an outstanding rear wing to the house itself. The addition and joining of the two properties was made possible by a stunning central reception room under a partial glazed roof with exposed roof timbers and provides a beautiful family sitting room and dining room, ideal for day to day use, with double doors leading on to the south facing patio terrace. The barn conversion creates at ground floor level a snooker and games room as well as a shower room/wc with a superb three piece suite including a large shower and attractive tiling, and a utility/laundry room incorporating a double Belfast sink and connects to a general storage room as well as the boiler room accommodating the oil fired condensing boiler and hot water cylinder.

From this area a staircase leads to two magnificent double bedrooms, ideal for teenagers or guests. Bedroom four is a large double room with its own passageway and dressing area with lovely views to the south via the Velux windows, and en-suite bathroom with a roll top bath, and bedroom five is a double bedroom with north facing views and an en-suite bathroom with a white three piece suite.





Returning to the original farmhouse the main staircase leads to the first floor bedroom accommodation which includes a large open landing leading to three substantial double bedrooms all with lovely open views and built-in wardrobes and a family bathroom. The family bathroom has a white four piece suite with quality corner shower and attractive tiling.

The property has the benefit of oil fired central heating with two separate independent boilers, a modern comprehensive alarm system and high quality interior design and finishes, as well as some double glazing and built-in audio sound systems, lovely oak wood flooring and contemporary radiators.

The exterior of the property has fabulous formal private gardens and grounds with open lawned areas and attractive borders which extend to circa 2 acres and include a small grazing paddock to the rear of the house as well as having the benefit of two detached barns, one being particularly tall, ideal for agricultural vehicles and with five loose boxes, secure storage room and a tack room.

The second barn creates a further storage space for five loose boxes and lies adjacent to a small field which could be an all-weather training manege, as well as the larger paddock to the rear.

The property also has the benefit of a separate independent grazing field which lies adjacent to the property on Spring Lane and creates just over 15.25 acres of grazing. The field has a single farm payment of around £1500 per annum and creates significant additional value to the house itself. (Estate Agent's Note: It may be possible to consider the purchase of the principal farmhouse without this field, where there is considerable demand from local farmers).

Southfield House Farm is a fabulous property in a very pretty and attractive rural location, yet conveniently located for its ease of access to good road networks linking into many excellent conurbations near-by. The house is also convenient for accessibility to Wynyard where there is a tremendous golfing facility and reputable course, as well as other excellent sporting facilities. Train links are easily accessed from local stations into Newcastle and Edinburgh in the north, and York and Kings Cross, London in the south.

This is a fabulous country property in a great location, ideal for families seeking equestrian facilities and high quality of interior design and standards. Viewing is strongly recommended.

SERVICES

The property has mains electricity and water, private drainage and oil central heating.

TENURE

Freehold

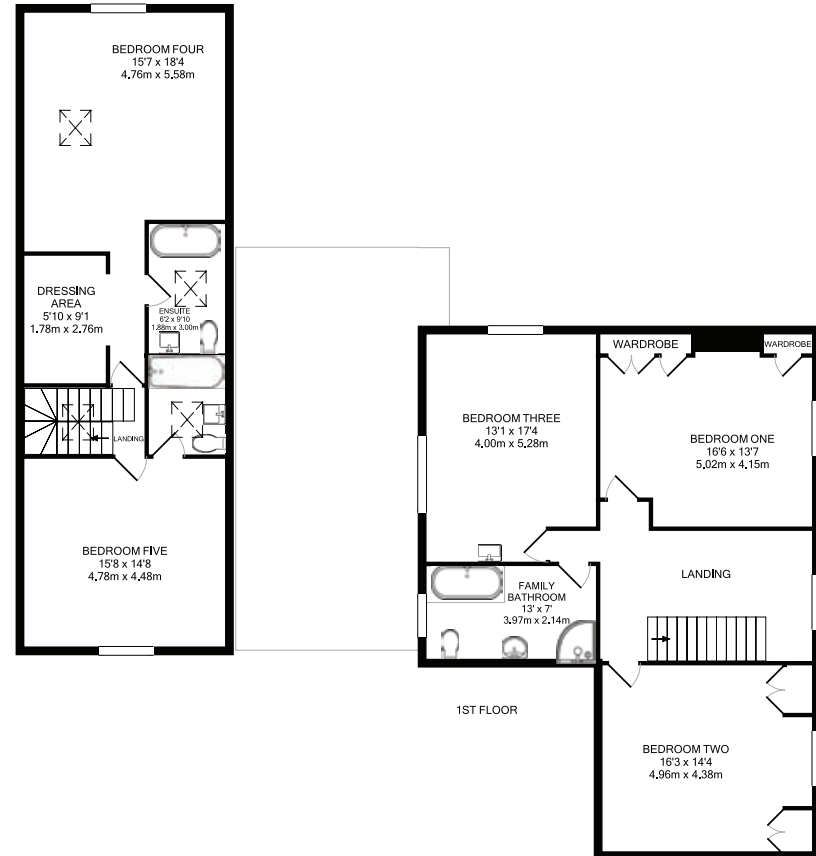
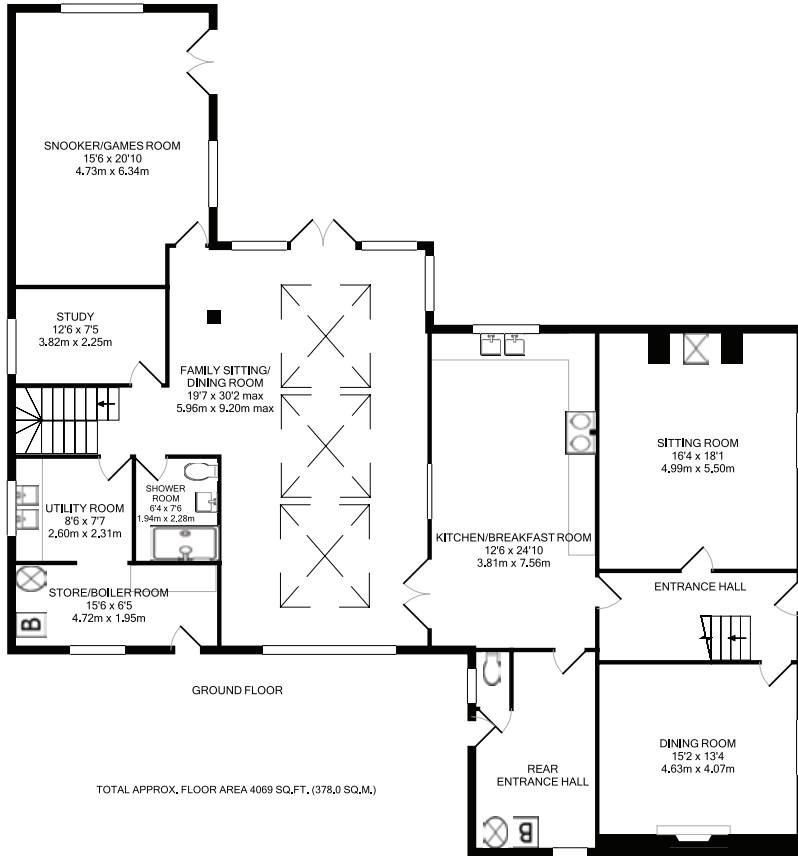
COUNCIL TAX

Please see website: www.voa.gov.uk

ENERGY PERFORMANCE RATING

Grade: D







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