



Dyke House, West Blackdene, Bishop Auckland, County Durham, DL13 1EH
Guide Price £370,000

**Vickers
& Barrass**
— Est. 1973 —
Land and Estate Agents

A fantastic opportunity to purchase a small holding in the rural setting of West Blackdene extending to approximately 11.69 acres (4.73 hectares) in total.

- Three bedroom farmhouse
 - Farm buildings
- Grassland extending to 11.49 acres (4.65 hectares)
 - Energy performance rating E 41



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LOCATION

Dyke House is situated on the outskirts of the village of West Blackdene in Bishop Auckland, County Durham. It lies approximately 11.5 miles south east of Alston and 8.6 miles west of Stanhope. Durham is situated approximately 28.6 miles east and Darlington is approximately 37.4 miles south east. They both have the main east coast rail line stations with direct links to Edinburgh and London.

The nearest airport is Newcastle International Airport, which is approximately 39 miles to the north east.

what3words ///cubes.ribcage.situation

DESCRIPTION

Dyke House extends to 11.69 acres (4.73 hectares) in total, comprising of the farm house, farm buildings and 11.49 acres (4.65 hectares) of grassland.

The farmhouse comprises a kitchen with a range of units with electric hob, stainless steel sink, integrated microwave and there is plumbing for a

washing machine. There is a living room with large floor to ceiling window allowing light to flood the room along with exposed beams and an electric fire. Stairs from the living room provide access to the first floor. There is also a conservatory with views and access to the front garden. The home office has wooden panel walls and is accessed from both the living room and conservatory and has access to a useful ground floor WC.

To the first floor there are three bedrooms, the main bedroom being classed as a pass-through bedroom allowing access to the smaller bedroom. The family bathroom comprises bath with electric shower over, sink set within a vanity unit and a large airing cupboard housing the hot water cylinder and cold water tank. There is a separate WC.

A timber lean to building provides internal access into the farmhouse kitchen. The lean to also houses the boiler and an outside WC. There are double doors to each end, one of which provides access to the barn.

The barn comprises a five stall concrete byre with concrete floor and stable door. A further door provides access to a store which also has an external door. There is a hayloft in the first floor of the building. The barn may lend itself to conversion subject to the necessary consents being gained.

There is a separate garage with concrete floor and a roller shutter door.

EASEMENTS AND OUTGOINGS

The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not. A public footpath is noted on the enclosed plan as a orange dashed line.



ASBESTOS

The agent is not in receipt of an asbestos survey and therefore is unable to confirm whether it is present or if so the extent of any deleterious matter.

Purchasers should satisfy themselves as to the exact position in this regard.

SERVICES

The farmhouse is served by spring water, mains electricity, oil fired central heating and drainage to a septic tank. The property has solar panels however we understand they are not currently in working order.

The farm buildings have mains electricity and a spring water supply, apart from the garage which does not have a water supply.

The land benefits from a natural water supply.

COUNCIL TAX BAND

Durham County Council Tax Band E.



ENERGY PERFORMANCE CERTIFICATE

The property is EPC rating E 41.

MATERIAL INFORMATION

It is understood that the property has access to a good broadband connection and has good mobile phone signal in this area. With reference to data from the Environment Agency's Flood Warning Information Service there is a very low risk of flooding from surface water, rivers and sea.

COSTS

Each party is to bear their own costs.

MONEY LAUNDERING

Prospective buyers should be aware that in the event that they are successful they will be required to provide documents in relation to the current Money Laundering and Terrorist Financing Regulations. The extent of the required documentation will be confirmed to the purchaser (s) after acceptance of an offer.



TENURE

We are informed by the current vendors that the property is held freehold.

METHOD OF SALE

The property is offered for sale as a whole by private treaty.

VIEWINGS

Please contact Vickers & Barrass Darlington office on 01325 728084 to arrange a viewing, which are strictly by appointment only.

LOCAL AUTHORITY

Durham County Council
www.durham.gov.uk
03000 26 0000

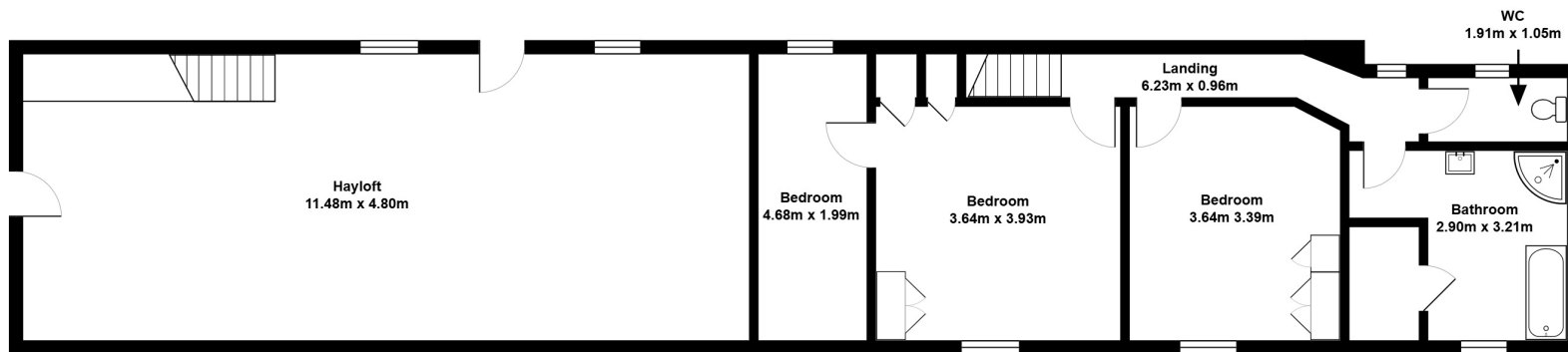
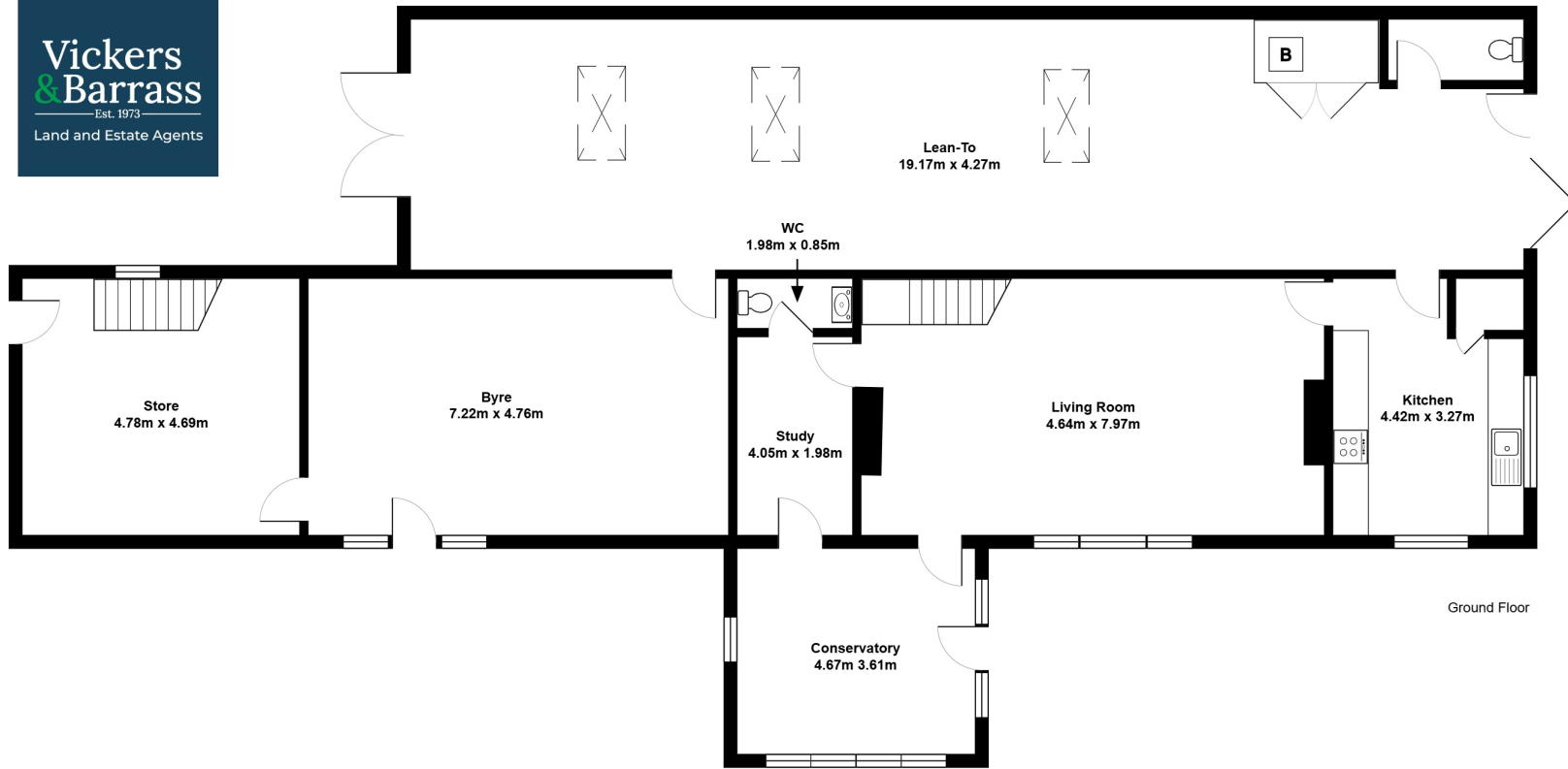
NOTES

Particulars prepared – December 2024
Photographs taken – January 2024

PARTICULAR NOTES

The particulars are set out as a general outline for the





All measurements are approximate and for display purposes only

guidance of intending purchasers or lessees and do not constitute, all or part of an offer or contract; all descriptions, dimensions, areas, references to condition and necessary consents for use and occupation and other details are given as a guide only and without responsibility. Any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to their accuracy.

No employee of Vickers & Barrass, Chartered Surveyors has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given by the Vendors or the Lessors of this property.

Any offer for this property will be taken as an admission by the intending purchaser that they have relied solely upon their own personally verified information, inspection, and enquiries.

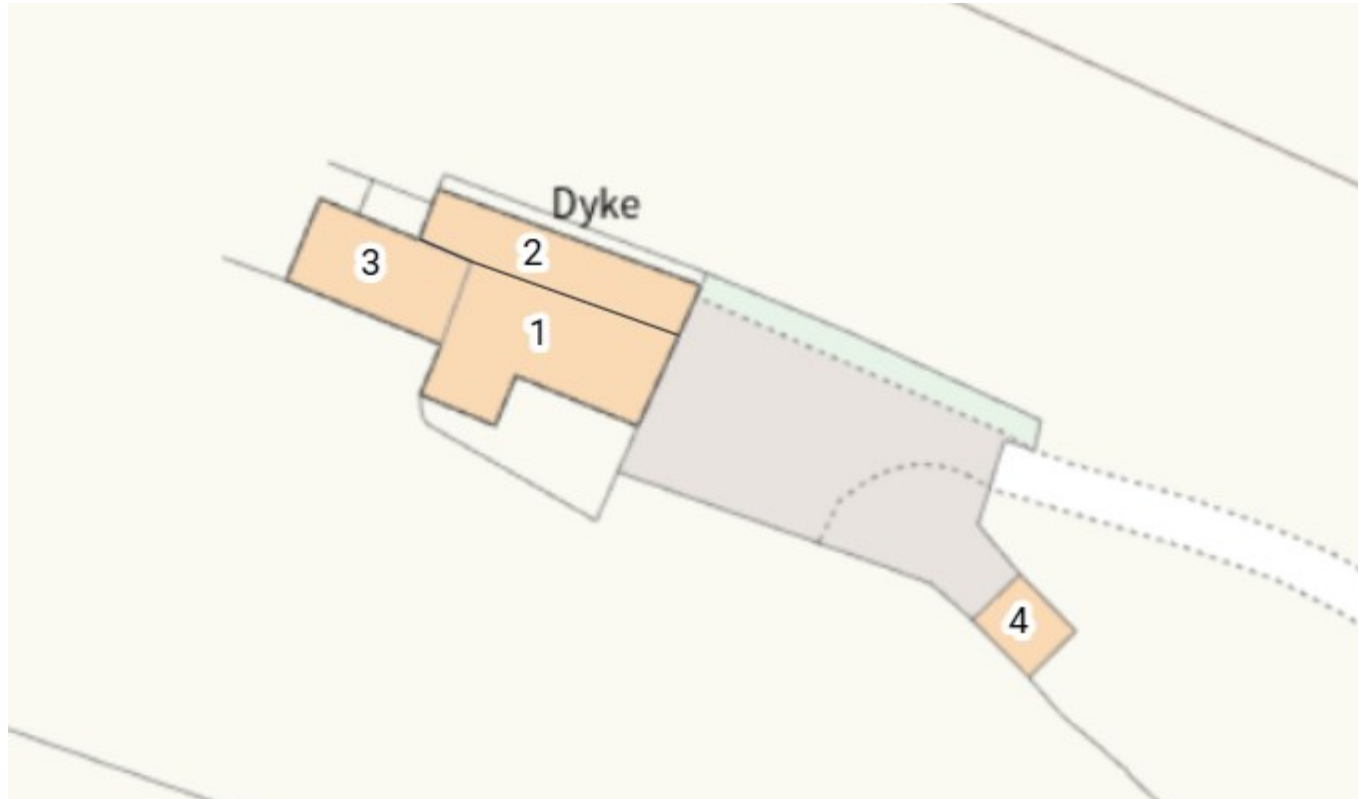
The photographs show only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.

Where any reference is made to planning permissions or potential uses, such information is given by Vickers & Barrass, Chartered Surveyors in good faith. Prospective purchasers should make their own enquiries with the Local Planning authority into such matters.

The Vendors reserve the right to amalgamate, withdraw or exclude either of the lots shown at any time and to generally amend the particulars or method of sale.

The property is sold subject to reserve (s). Vickers & Barrass, Chartered Surveyors reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

The particulars have been prepared in accordance with the Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.

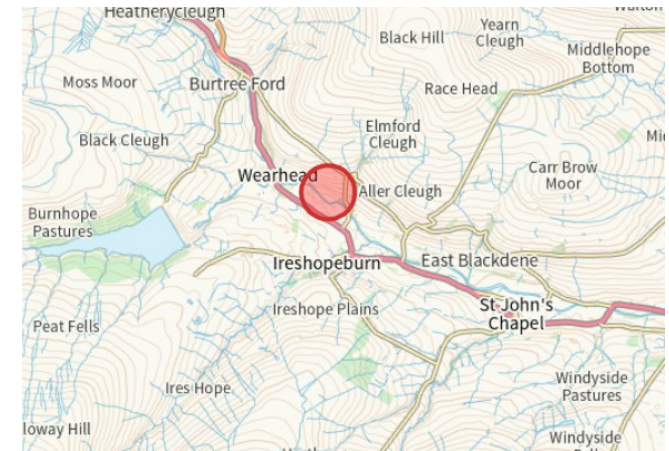


Building Number	Description	Gross Internal Area (m2)
1	Farmhouse	124.79
2	Lean-to Timber Building	81.86
3	Barn and Hayloft	111.89 (max)
4	Garage	22.51





Field Number	Acres	Hectares	Description
NY8639 3832	5.69	1.80	Permanent grassland
NY8639 4334	1.37	0.55	Permanent grassland
NY8639 4537	4.45	2.30	Permanent grassland
	0.19	0.08	Farmyard and buildings
Total	11.70	4.74	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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