



Welcome to this charming Old Farm House located just outside the picturesque village of Ingleton within 15 minutes drive to Darlington and 20 minutes drive to Barnard Castle. This delightful property boasts two reception rooms, four bedrooms, ground floor shower room, first floor WC and separate bathroom. Situated in a tranquil rural location, this detached house offers stunning countryside views that are undoubtedly going to impress. Although this property is in need of some updating, it presents a wonderful opportunity for you to put your own stamp on it and create the home of your dreams. With its characterful features and spacious layout, this former Farm House has great potential to be transformed into a cosy retreat that you'll love coming back to. Embrace the tranquillity of rural living and create a lifestyle that many can only dream of. Contact us today to arrange a viewing and start your journey towards owning this charming property.





- Former Farm House
- Stunning Rural Location
- Countryside Views
- Period Features Throughout
- Public House Within Ingleton Village (Walking Distance)
- Garden

GENERAL INFORMATION:
Tenure: Freehold
Services: Oil central heating, mains electric, water and shared septic tank with adjacent property.
Local Authority: Durham County Council (Tax Banding D)











Ground Floor

First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
102-151 kWh/m² A		
81-101 kWh/m² B		
69-80 kWh/m² C		
55-68 kWh/m² D		
39-54 kWh/m² E		
29-38 kWh/m² F		
17-28 kWh/m² G		
Not energy efficient - higher running costs		
England & Wales		

67

36

EU Directive 2002/91/EC



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MAB 6202



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