



Laverock Hall

EGGLESTON, BARNARD CASTLE

Carter Jonas

**LAVEROCK HALL
BLACKTON
EGGLESTON
BARNARD CASTLE
DL12 0AY**

**Outstanding grassland
smallholding with two
award winning canine
friendly holiday cottages.**

An extremely rare opportunity to acquire an award winning diversified grassland smallholding with expansive views over Teesdale and the wider three counties, extending in all to approximately 49.27 acres (19.94 hectares).

Following the success of its dog-friendly tourism business the holding was awarded the "Best Place to Holiday" from the Kennel Club and currently comprises two dog-friendly holiday cottages and canine events / training arena.



47.50 ACRES
19.22 HECTARES
of grassland

PROPERTY

Laverock Hall is situated in an attractive ring fence extending in all to approximately 49.27 acres (19.94 hectares) which includes:

- 4 bedroom principal farmhouse arranged over three stories
- 2 bedroom holiday cottage arranged over two stories
- 2 bedroom holiday cottage arranged over a single story
- Sand fibre indoor arena used for dog agility/training.
- Modern and traditional farm buildings
- 47.50 acres (19.22 hectares) of grassland

LOCATION

Laverock Hall is situated within the North Pennines AONB approximately 7 miles north west of the Historic Market Town of Barnard Castle with the A66 being located within 10 miles.

The farmstead and dwellings are accessed from a private drive over 175m from the adopted highway striking a balance between privacy and accessibility.

AMENITIES

Barnard Castle provides a wide range of amenities including supermarkets, community hospital, petrol station and pubs together with various independent retailers. Access to rail and motorway connections are within 20 miles.

The area benefits from a range of independent schools including Barnard Castle and Sedbergh.

FARMHOUSE

Laverock Hall comprises a three storey semi-detached dwelling situated in the heart of the farmstead.

The accommodation to the ground floor comprises; kitchen, utility, W/C, dining room, lounge and reception hallway with master ensuite, three further bedrooms and family bathroom split over the first and second floor.

To the rear of the farmhouse is an enclosed garden with access to two domestic stores used as a laundry and solid fuel store.

LAVEROCK LODGE

Laverock Lodge comprises a two storey 17th century barn conversion, converted in 2009 as a holiday cottage.

The accommodation to the ground floor comprises; dog shower room, living kitchen diner, W/C and shower room with two bedrooms and family bathroom on the first floor.

SHEEPHAVEN COTTAGE

Sheephaven Cottage comprises a single storey 18th century barn conversion, converted in 2009 as a holiday cottage.

The accommodation comprises; dog shower room, living kitchen diner, two bedrooms and family bathroom.

BUILDINGS

Central to the holding the farmstead comprises a variety of modern and traditional buildings currently used for a mixture of purposes.



Farmhouse



Farmhouse



Laverock Lodge



Sheephaven Cottage



Sheephaven Cottage



FLOORPLAN

LAVEROCK HALL
BLACKTON
EGGLESTON
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Main House: 1697 sq ft / 158 sq m

Laverock Lodge: 777 sq ft / 72 sq m

Sheephaven Cottage: 725 sq ft / 67 sq m

Total: 3199 sq ft / 297 sq m

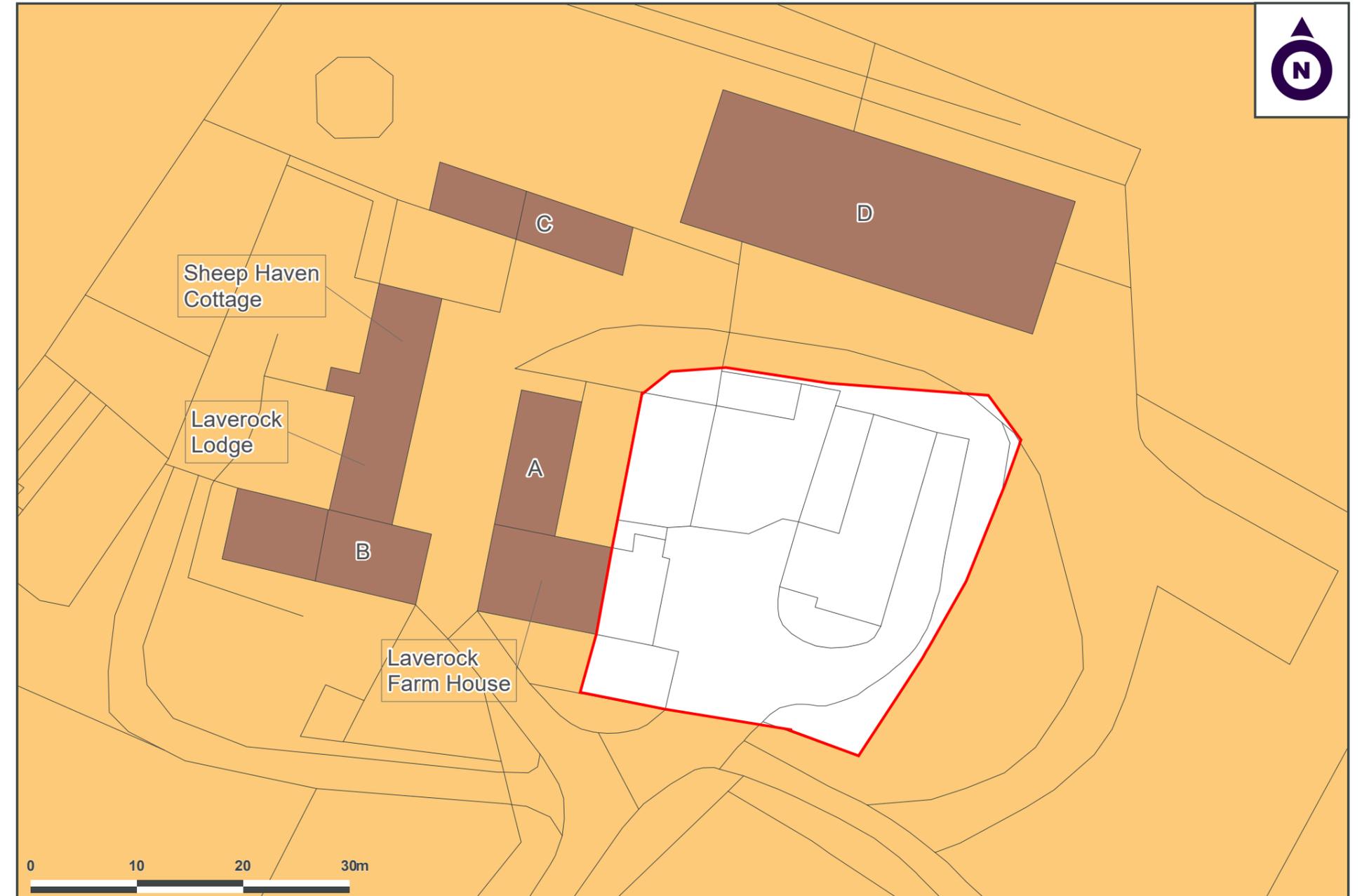


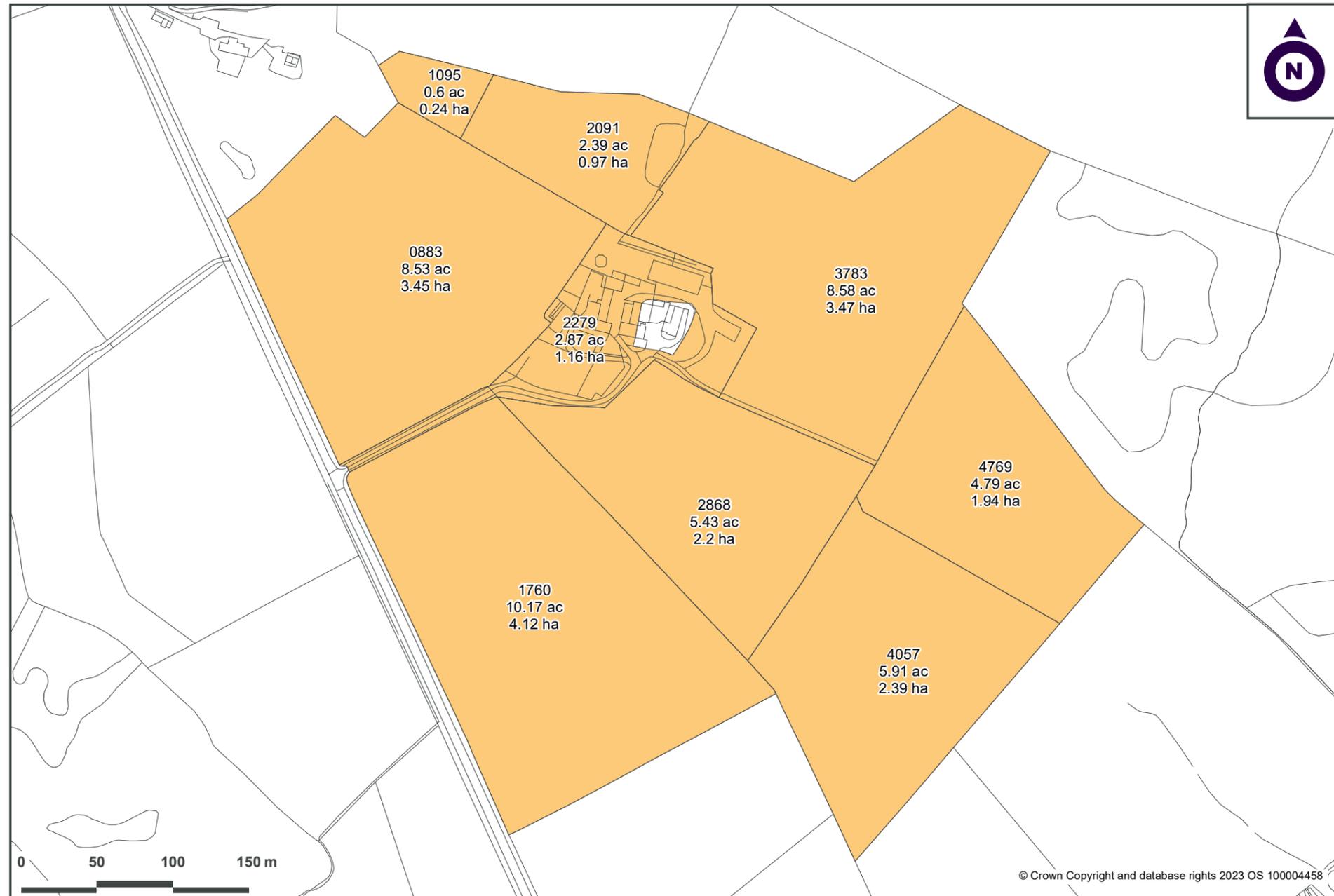
For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.



FARM BUILDINGS

A	Stables	31.88 m ²	Former garage split into two stables.
B	Lean-To	114.78 m ²	
C	Dog Kennels		Purpose built with electricity installed. Five separate kennels and external covered runs.
D	Indoor Arena	481 m ²	Enclosed steel portal frame building under box profile roof with box profile cladding. Sand and fibre surface. light, power services with parking in the yard. The building is currently used for canine events / training which form part of the wider business.





LAND PLAN

49.27 ACRES (19.94 HECTARES)

LAND

The grassland at Laverock Hall extends in all to approximately 47.50 acres (19.22 hectares) of which 18.71 acres (7.57 hectares) is meadow and the remaining 28.79 acres (11.65 hectares) is pasture.

The land is classified as Grade 4 under the MAAF Provisional Agricultural Land Classification. The underlying soil type is predominantly classified as part of the "Brickfield 3" series, which is a fine loamy over clayey soil suiting stock rearing and some dairying.

The land rises from approximately 290 metres above sea level on the southern boundary to 380 metres above sea level on the north eastern boundary.



METHOD OF SALE

The property is offered for sale by private treaty as a whole. The vendors reserve the right to conclude this matter by any other means at their discretion.

TENURE & POSSESSION

The property is offered for sale freehold with vacant possession available on completion.

It should be noted High Blackton Cottage is owned by a third party and is not included within this sale.

ADDITIONAL INFORMATION

An additional information pack providing further detail on the property is available to prospective purchasers.

SERVICES

The farmhouse and holiday cottages are served by a mains electricity and LPG central heating with foul drains running to private sewage treatment.

The farmhouse benefits from mains water whereas the cottages are fed by a private spring with onsite treatment facilities.

WAYLEAVES EASEMENTS & RIGHTS OF WAY

The land is sold subject to and with the benefits of all rights of way, water drainage, water courses and other easements quasi or reputed easements and rights of adjoining owners (if any) affecting the same and all existing and proposed wayleaves and other matters registered by any competent authority subject to statute.

High Blackton Cottage benefits from a private right of way over the farm access track.

FIXTURES & FITTINGS

The static caravan (c.315ft2) will be left onsite.

HEALTH & SAFETY

Please take care when viewing the property and be as vigilant as possible when making an inspection for your own personal safety.

VAT

Any prices quoted are exclusive of VAT. Should the property, any part of it or right attached become chargeable supply for VAT, such tax will be payable in addition to the purchase price.

SPORTING, TIMBER & MINERAL RIGHTS

Sporting and mineral rights are included in so far that they are owned.

EPC RATINGS

Laverock Hall - G
Laverock Lodge - D
Sheephaven Cottage - D

LOCAL AUTHORITIES

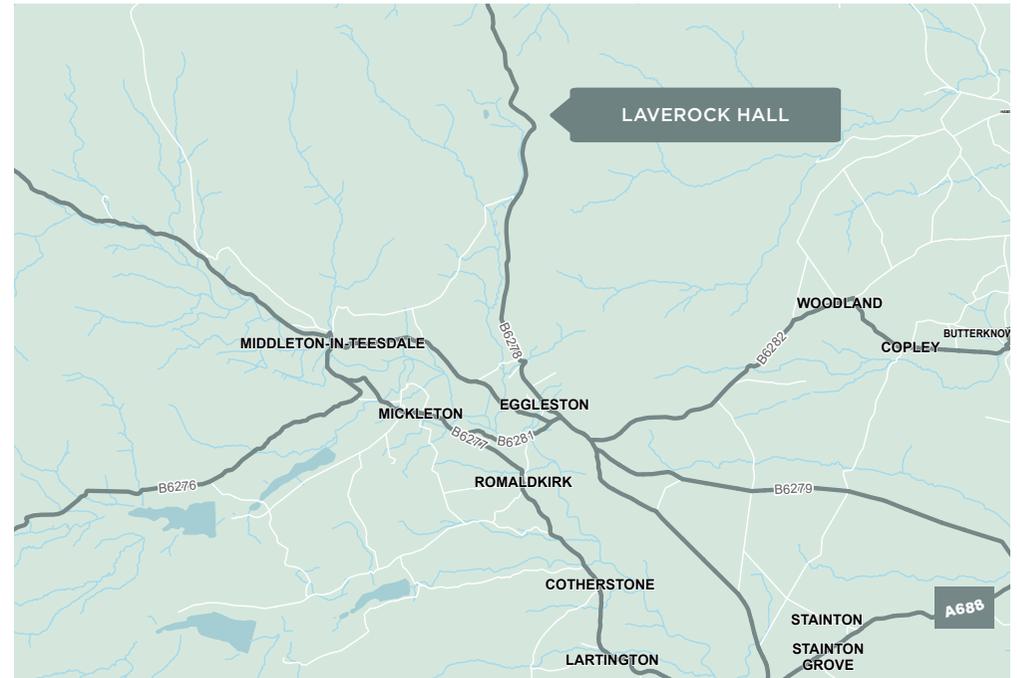
Durham County Council
Durham.gov.uk

VIEWINGS

Viewings are strictly by appointment only through the selling agent.



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HARROGATE

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Offices throughout the UK

IMPORTANT INFORMATION

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