



Guard House, Lintzgarth, Rookhope, DL13 2DF  
Offers Over £400,000

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



A rare opportunity to purchase a smallholding which includes a two bedroom farmhouse in need of renovation, a stone barn and permanent grassland which extends to 6.78 hectares (16.73 acres) in total including an orchard. The property is situated to the west of Rookhope in the North Pennines Area of Outstanding Natural Beauty.

- Stone built house in need of renovation
- 6.78 hectares (16.73 acres) of permanent grassland
- Extensive orchard with over 60 varieties of apple trees
  - A stone barn
  - Energy Performance Rating G
  - Early viewing recommended

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[www.vickersandbarrass.co.uk](http://www.vickersandbarrass.co.uk)

## LOCATION

The property is situated to the west of Rookhope in an elevated, rural location within the North Pennines Area of Outstanding Natural Beauty (AONB). It is 6 miles to the west of Stanhope and 17 miles south of Hexham.

A range of amenities are available in Stanhope and there are several village shops and pubs nearby.

what3words: juggle.waffle.strikers

## ACCESS & DIRECTIONS

From the A689 at Eastgate head north on the unnamed road towards Rookhope, continue on this road through the village and head west towards Allenheads. After approximately 1 mile from Rookhope, turn left, signposted towards Westgate and Ireshopeburn. Where the road forks, keep left, turning on to the gravel road. At the next fork keep left and continue along the track to Guard House.

Guard House has a right of access across the track from the adopted highway. There is a shared maintenance responsibility for this track.

## DESCRIPTION

Guard House is a two bedroom stone built detached house which is in need of renovation and modernisation. Comprising a kitchen and two reception rooms, one has a woodburning stove and one with a restored black range.



There is a Rayburn in the kitchen. To the first floor there are two double bedrooms and a bathroom.

Externally there is a garden to the front of the property and parking area to the rear. There is an extensive orchard to the east of the house which is stocked with over 60 varieties of productive apple trees, some of which are very rare.

There is a useful stone and timber clad barn with hayloft.

The land comprises of six parcels of permanent grassland and an orchard, situated mostly to the front of the house, with stone wall and fenced stock proof boundaries. It is north facing and gently slopes towards Rookhope Burn. The land is classified as Grade 4.

## THIRD PARTY RIGHT OF ACCESS

The neighbouring property to the west, has a right of access to their property and to their water tank and sewage treatment plant which are both located in parcel 0564.

## PUBLIC RIGHTS OF WAY

The land is subject to several public footpaths, which are identified in green on the Sale Plan.

## SERVICES

The property is served by mains electricity, spring water supply, solid fuel heating and septic tank drainage.



## LAND SCHEDULE

Field number	Hectares	Acres	Description
NY9342 2787	0.85	2.11	Grassland
NY9342 0773	0.97	2.39	Grassland
NY9342 0986	0.90	2.23	Grassland
NY9342 1784	1.81	4.48	Grassland
NY9432 0564	0.57	1.40	Grassland/Track
NY9342 1258	0.43	1.06	Grassland/Orchard
NY9342 1468	1.21	3.00	Grassland
<b>Total</b>	<b>6.74</b>	<b>16.67</b>	

## COUNCIL TAX BAND

Durham County Council Tax Band C.

## EPC

Guard House has an EPC rating of G.

## EASEMENTS AND WAYLEAVES

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



### COUNTRYSIDE STEWARDSHIP

The property is subject to HLS/ELS scheme which expires 30/11/2028, details of the scheme can be obtained from the selling agent if required.

### 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.

### MATERIAL INFORMATION

It is understood that there is superfast broadband available and limited mobile telephone signal.

### METHOD OF SALE

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



### ACREAGES

The gross acreages have been assessed in accordance with Ordnance Survey data, interested parties should satisfy themselves in this regard.

### 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](http://www.durham.gov.uk)  
03000 26 0000

### NOTES

Particulars prepared – November 2023  
Photographs taken – November 2023

### PARTICULAR NOTES

The particulars are set out as a general outline for the 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.

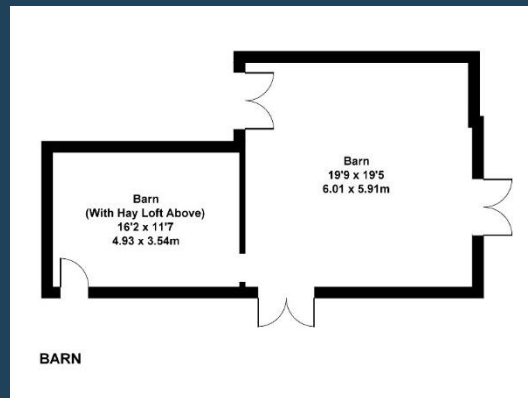
The particulars have been prepared in accordance with the Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.





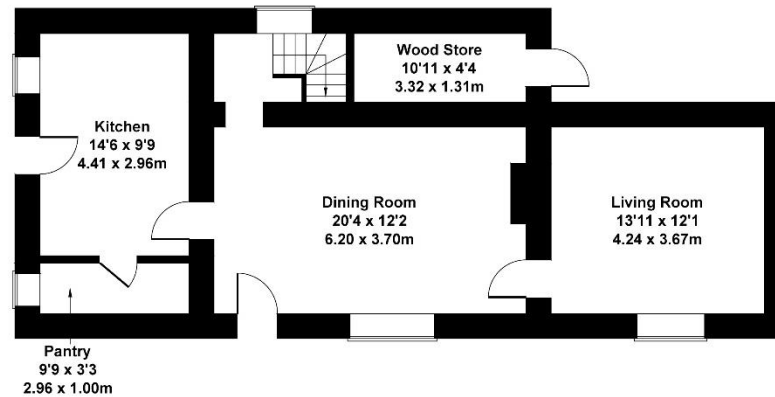


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	2 G	

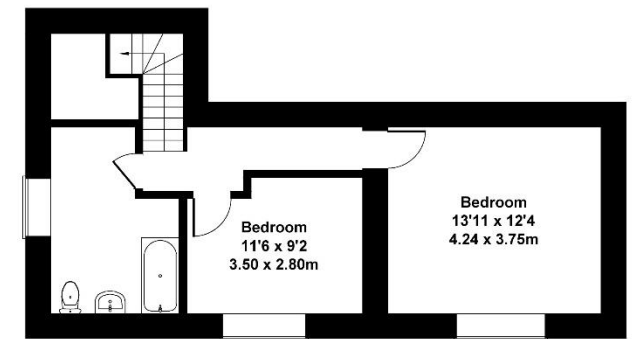


### Guard House, DL13 2DF

Approximate Gross Internal Area  
1830 sq ft - 170 sq m

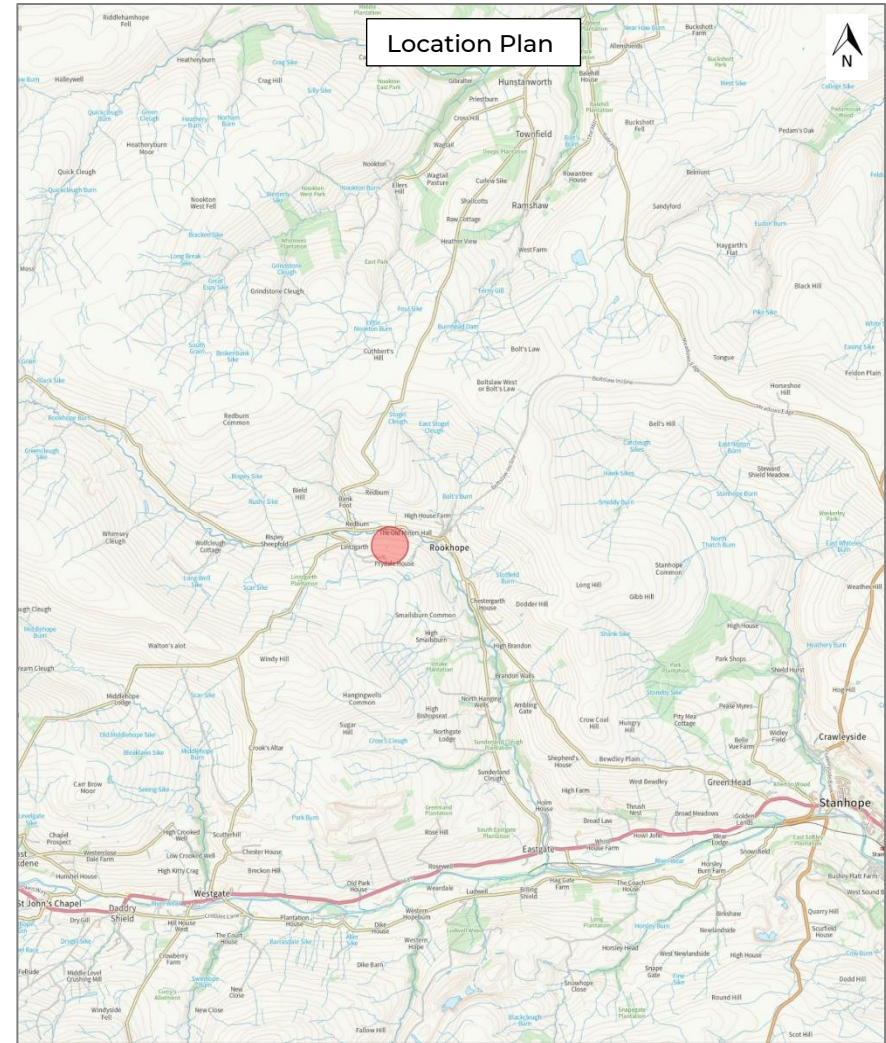


GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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