



BARFORTH HALL

WINSTON, RICHMOND
NORTH YORKSHIRE, DL11 7UL

GFW

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APPROXIMATE MILEAGES

Barnard Castle 10 miles - Darlington 11 miles - Northallerton 27 miles - Middlesbrough 27 miles - Durham City 36 miles

PROPERTY SUMMARY

Barforth Hall offers an incredibly rare opportunity to acquire a landed estate which offers a GII* listed Hall, a detached bungalow, a range of unrestricted holiday cottages and buildings which are ripe for development, all situated in 170.14 acres (68.85 HA), of high-yielding arable fields, permanent pasture, mature woodland, and stunning parkland along with a range of outbuildings, stabling and livery facilities. Barforth Hall is a small hamlet in its own right, which enjoys open views and its own priory ruin, which for the discerning buyer, can offer complete privacy and exclusivity to have a family compound, or for the commercially minded, make a profit while working from home from the holiday cottages, or with further investment to create an exciting leisure complex. For sale as a whole, or as lots as outlined within these particulars.

OFFERS OVER £3,500,000

LOT ONE OFFERS OVER £1,300,000

LOT TWO OFFERS OVER £2,300,000



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Location

Barforth Hall Estate is situated in a highly private and exclusive location set alone, down a private road. The closest facilities lie in Gainford, which is a highly sought after village providing a broad range of facilities, ideally placed for access to both Darlington and Barnard Castle. It supports a convenience store, post office and butcher shop along with a primary school, two churches, a doctor's surgery, a public house and a hairdresser, along with delightful walks around the surrounding countryside and along the River Tees. A broader range of shopping, educational and recreational facilities can be found within the aforementioned towns.

Many of the region's beauty spots are close at hand, beyond which can be found the delights of Teesdale, North Yorkshire, the Lake District, Northumberland, and the East Coast.

For the commuter, the A66, A67 and A1 (M) provide links with the major commercial centres of the North East. Darlington Mainline Railway Station and Durham Tees Valley International Airport offer further communications with the rest of the country.

The Property

Barforth Hall is a stunning GII* listed detached home which offers a flexible layout

and would lend itself as either a family home or a boutique bed and breakfast, due to the size and layout. There is also scope to offer annexed accommodation. The property is heated via solid fuel stoves and free standing radiators and has wooden sash windows throughout. For sale as a whole, as lotted as outlined within these particulars.

The main entrance is to the front of the property via a traditional, solid wood door which leads into a large entry hall, where a sweeping staircase rises to the first floor. There is also a useful WC and separate cloak cupboard, ideal for the storage of coats and boots.

To the left hand side, lies the formal dining room, which offers a front aspect view with a window and window seat, traditional wood panelling to the walls and beams to the ceiling. The dining room is warmed by a multi fuel stove, which is recessed into a stone fireplace, with a hearth and mantel. This handsome room boasts ample space for dining furniture to facilitate a family meal.

From here there is the impressive country style kitchen, which extends into an informal dining area. Fitted with a good range of wooden wall and base units, which are topped with contrasting granite working surfaces, with upstep splash back. The worktops incorporate a double French Butlers sink which has a pleasant front view

aspect. There is also a traditional cream aga which is recessed into an inglenook with exposed brick chimney breast and tiled splash back. A central island unit houses a conventional range style oven with a gas hob, having an extractor overhead. The island unit is also topped with granite working surface and offers extra space for cooking.

The kitchen area has a wood effect floor, while the dining area is laid with slate flooring, having a wooden partition which offers wine storage, separating the rooms. There are windows which face the side and ample space for a dining table and appliances.

Returning to the hallway, to the right hand side lies the spacious living room, which enjoys stunning dual aspect over the property's land and has a door which leads to the garden. Character is abundant through beams to the ceiling, while the room is warmed via a multifuel stove, which is recessed into an inglenook with a wooden mantel over.

From the living room is the sitting room, which is another reception room of generous proportions which is filled with natural light from windows which face the rear of the property. Boasting another multi fuel stove, this time with a sandstone surround and slate hearth. The sitting room extends into a

small study area, ideal for those who work from home. However, the nature of the property itself is flexible, meaning that it could be used for a variety of purposes. From the study area, there is a small garden room and boot/laundry room.

To the first floor of the main house, there are four double bedrooms, all of which feature en-suite facilities and a variety of built in storage and storage cupboards. The main bedroom, however, offers a full suite, with double doors leading to a full, en-suite bathroom, with a freestanding bath, wash hand basin set upon a vanity and low level WC. The floor is tiled, while a plain glass window enjoys views over the garden. The main bedroom also boasts a walk in wardrobe.

Barforth Hall Annexe

With its own access and offering further flexibility in the property, Barforth Hall offers an attached three bedroomed annexe, ideal for a family member or as an air BnB to those who wish to utilise the opportunity for a commercial enterprise. The annexe can also be used as part of a family home.

Comprising of an open plan, dining kitchen, snug and reception space, with two lots of folding doors which face the garden. The kitchen area has a tiled floor and comprises of a range of wall and base units, which are topped with wooden surfaces and has an



integral oven and hob. The dining area has a wooden floor and has a spiral staircase which leads to three bedrooms on the first floor, one of which has an en-suite bathroom and two with an en-suite shower rooms.

Externally

Barforth Hall boasts excellent gardens, which offer a high degree of privacy, away from the neighbouring properties. The garden is bounded by a mix of wall and post and rail fence and extends to all sides of the Hall. To the frontage, there is gated access for secure off road parking. While to the rear and sides, the gardens are mainly laid to lawn, interspersed with a variety of orchard trees, including apple and plum, with shrubbery, there is a courtyard to the rear which offers excellent views, and also a courtyard to the side, meaning the sun can be enjoyed at all times of the day. There is also an all-weather tennis court, primed for those keen on a social and competitive playing opportunity. This is alongside a small range of buildings, making the gardens ideal for a good variety of purposes, from work to play.

Summer House

The Summer House offers an excellent opportunity to have secondary accommodation which is separate from the main hall and self contained in its own

right. Situated to the side of Barforth Hall, The Summer House is approached via gated access over its own private garden and driveway. The accommodation is a converted former swimming pool which serviced the Hall but has full planning for a residential dwelling.

To the front of the property there is an entry door into the utility room, this in turn leads to a bright and airy living room, with French doors which lead to the front and windows which have a dual aspect view. From here an inner hallway leads to the smaller of the two bedrooms, which has a built in storage cupboard. Returning to the hallway, there is a shower room, which comprises of low level WC, wash hand basin and shower cubicle. The main bedroom is a double which has a built in storage cupboard and faces the rear and enjoys far reaching views over the estates land.

The living accommodation is over the former swimming pool and is open plan and spacious, with lovely views to three sides. The kitchen area is fitted with modern base units and a small island, all of which are topped with contrasting working surfaces, which extends into an upstep splashback. There is a freestanding aga, alongside an electric oven and hob, with a stainless steel extractor over. The island unit provides







seating for informal dining, while the floor is tiled up to the living space, where the floor is laid with wood effect flooring and bounded tiles. The living room offers ample space for a living and dining room and the scope of the room allows for a degree of flexibility in terms of the layout.

Barforth Cottage enjoys its own private gardens, with a mature garden to the front with ample off street parking and a patio to the rear, overlooking fields.

Holiday Cottages

Barforth Hall is sold with the benefit of four stone fronted cottages which are unrestricted, but are currently let for holiday use. These comprise of two, three bedroom semi detached bungalows and two, one bedroom semi detached bungalows. All properties benefit from their own private parking and front and rear private gardens, with a wood fired hot tub to each property.

The holiday cottages are currently let for holiday use, and would also be suitable for an AST, or as a private dwelling. They could also both be easily converted to two larger bungalows, each enjoying a flexible floorplan.

Barns for Development

Adding to the character and appeal of the estate are the traditional stone-built

barns, which offer a total area of 222.83m². Situated opposite the Hall the barns are situated in a horseshoe with private gardens. These historic buildings exude charm and present a rare opportunity for conversion to residential or holiday accommodation, subject to the necessary planning consents. Their potential for transformation, combined with their architectural merit, adds a valuable layer of opportunity for a buyer with vision. While there is currently no planning permission in place, there has previously been planning granted which has now lapsed.

Land and Buildings

Barforth Hall is an exceptional rural estate, offering a unique blend of agricultural productivity, breathtaking natural beauty, and tremendous potential for lifestyle, sporting, and diversification ventures. Extending to approximately 170.14 acres (68.85 HA), the property is set within a private, ring-fenced landscape that combines the charm of traditional English countryside with the functionality of a modern working farm.

At the heart of the estate lies a selection of both traditional and modern agricultural buildings, providing immense versatility for a wide range of uses. The modern buildings are predominantly steel portal framed with block, timber or sheet



cladding, encompassing an impressive total gross area of 2,430.90m², ideal for machinery storage, livestock housing, or grain handling. A real standout is the purpose-built indoor horse arena, featuring a quality sand surface, alongside well-appointed stabling and tack rooms, creating an ideal environment for equestrian training, private use, or a potential commercial venture.

The land itself is a rich and varied tapestry of fertile, high-yielding arable fields, permanent pasture, mature woodland, and stunning parkland. Approximately 67.88 acres are dedicated to productive arable cultivation, with 19.35 acres of versatile grassland suitable for grazing or haymaking. A further 27.76 acres of woodland not only contributes to the estate's visual appeal but also enhances biodiversity and privacy. The estate's celebrated parkland, extending to 34.01 acres, is bordered by a spectacular stretch of the River Tees, with around 10.66 acres of river and riverbank adding to the idyllic setting. The boundaries are defined by a combination of traditional hedgerows and secure post-and-wire fencing, enclosing the land in a harmonious, well-managed whole.

Lot One

Lot One offers an exciting opportunity to purchase a portion of a landed estate,

without having to take on the whole. Comprising of beautiful Barforth Hall itself, with its grounds and tennis court which are outlined earlier in these particulars, the Summer House and grounds, alongside 24.18Ac (9.78Ha) of grassland and river bank, with the access track also under the control of this lot, with an easement for access to lot two. The lot in its entirety extends to 29.86Ac (12.08Ha).

Lot Two

Lot Two offers a rare opportunity to acquire four stone fronted cottages, comprising of two, three bedroom semi detached bungalows and two, one bedroom semi detached bungalows. They are sold along with a range of buildings and stables and the traditional stone barns, which are ripe for development. Further details of which can be found in these particulars. The lot includes land and steading, with the full site extending to approximately 74.15Ac (30.01Ha).

Sporting Opportunities

Barforth Hall offers a wealth of sporting potential. The undulating land, natural cover, and existing woodland create the perfect setting for establishing a pheasant and partridge shoot, ideal for those seeking a small-scale, high-quality sporting estate. The grounds lend themselves beautifully to the creation of



bespoke drives and release pens, with natural topography that enhances the sporting experience.

Complementing the shooting potential are fishing rights over a private stretch of the River Tees, offering peaceful angling in a truly stunning location. The riverbank is teeming with wildlife and provides an enchanting setting for outdoor pursuits. The estate's combination of water, woodland, and open space makes it a haven for those seeking a refined rural lifestyle with authentic country sport.

Diversification Opportunities

Few estates offer such a compelling canvas for diversification. The blend of traditional and modern buildings, exceptional equestrian facilities, and the historic charm of the setting open a wide range of potential business ventures. From developing holiday accommodation such as holiday cottages or luxury glamping sites, to establishing a commercial equestrian centre or creating canvas for diversification. The blend of traditional and modern buildings, exceptional equestrian facilities, and the historic charm of the setting open a wide range of potential business ventures. From developing holiday accommodation such as holiday cottages or luxury glamping sites, to establishing a commercial equestrian centre or creating

an exclusive wedding or events venue, the possibilities are considerable and exciting.

One of the estate's most intriguing features is the remains of St Lawrence's Chapel, a Grade II listed monument located along the approach to the Hall. This atmospheric relic of the deserted medieval village of Barforth enhances the estate's historical significance and could form a unique focal point in any future tourism or heritage-led enterprise.

Just 100 metres to the north, the historic Dovecot, a fine example of traditional estate architecture, adds further charm and character to this extraordinary setting. Nearby, nature reveals one of Barforth Hall's hidden treasures, a picturesque waterfall cascading over a steep cliff edge, offering a truly breathtaking spectacle as the water tumbles through ancient woodland.

With panoramic views of the river and a historic three-arched stone bridge, the location has all the ingredients for an unforgettable visitor experience.

Environmental Land Management

Barforth Hall is not currently enrolled in any environmental stewardship schemes, offering a blank canvas for buyers interested in engaging with the government's Environmental Land ///

Management (ELM) schemes. The estate is ideally placed to benefit from a range of future environmental initiatives, from biodiversity enhancement and agroforestry to capital infrastructure projects that promote sustainable farming and conservation. With its mix of woodland, grassland, river frontage, and arable land, the estate could readily support ambitious, forward-thinking land management strategies that align environmental goals with economic returns.

Tenure & Possession

Freehold with vacant possession throughout

EPC Rating

This property has been certified with an EPC Rating of

Barforth Hall 39|E

Summer House 56|D

Holiday Cottages 57|D 56|D 56|D (1 and 2 are treated as 1 rating)

Local Authority

Durham County Council

Barforth Hall Banded H for Council Tax, Summer House is listed on the same council tax account. The Holiday cottages are currently not rated for council tax.



Utilities

There are photovoltaic solar panels to Barforth Hall Cottage and also, three of the four cottages, however, the panels which are attached to the cottages are not currently connected to the grid.

Barforth Hall is powered by a range of storage heaters and sold fuel stoves.

Summer House is powered by LPG calor gas

Barforth Hall holiday cottages are powered electric heating

Water supply is a private spring with filtration system

Sewerage is private septic tanks

Parking

There is ample off road parking and garaging at the property.

Characteristics

Broadband is part-fibre and currently connected with average download speeds of approximately 44mbps and an upload speed of 7mbps. Mobile coverage is available, interested parties are advised to perform their own due diligence in respect of availability.

what3words

Every three metre square of the world has been given a unique combination of three words.

codes.office.corrode

Viewings

Viewings are strictly by prior appointment with GFW.

Important Notice

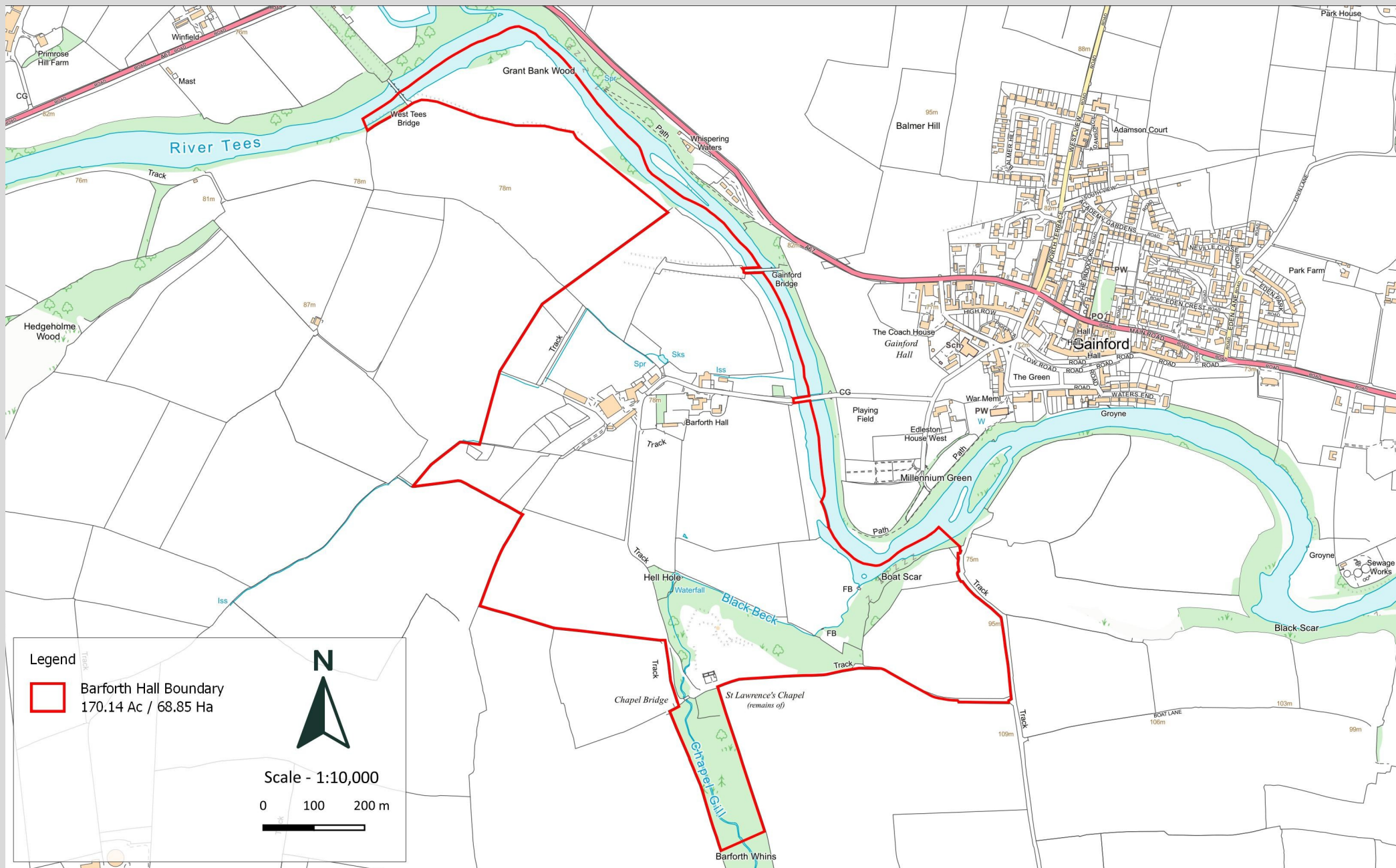
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BARFORTH HALL

LAND PLAN

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FIELD SCHEDULE

Parcel ID	Land Use	Ac	Ha
2951	Pasture Land	3.48	1.41
3369	Steadings	2.85	1.15
4739	Access Track	2.82	1.14
4755	Pasture Land	17.74	7.18
6061	Riverbank Grassland	1.19	0.48
7440	Riverbank Grassland	1.77	0.72

Legend

- Lot 1 Boundary (Red outline)
- 29.86 Ac / 12.08 Ha
- Lot 1 Field Schedule (Yellow fill)

Map Features:

- Water Bodies:** Black-Beck, Hell Hole, Waterfall, Groyne.
- Tracks:** Track, Track, Track, Track.
- Paths:** Path, Path.
- Buildings:** Barforth Hall, Edleston House West, The Green, Hall, Sch, PW, W.
- Other:** Playing Field, Millennium Green, Boat Scar, St Lawrence's Chapel (remains of), Chapel Bridge.

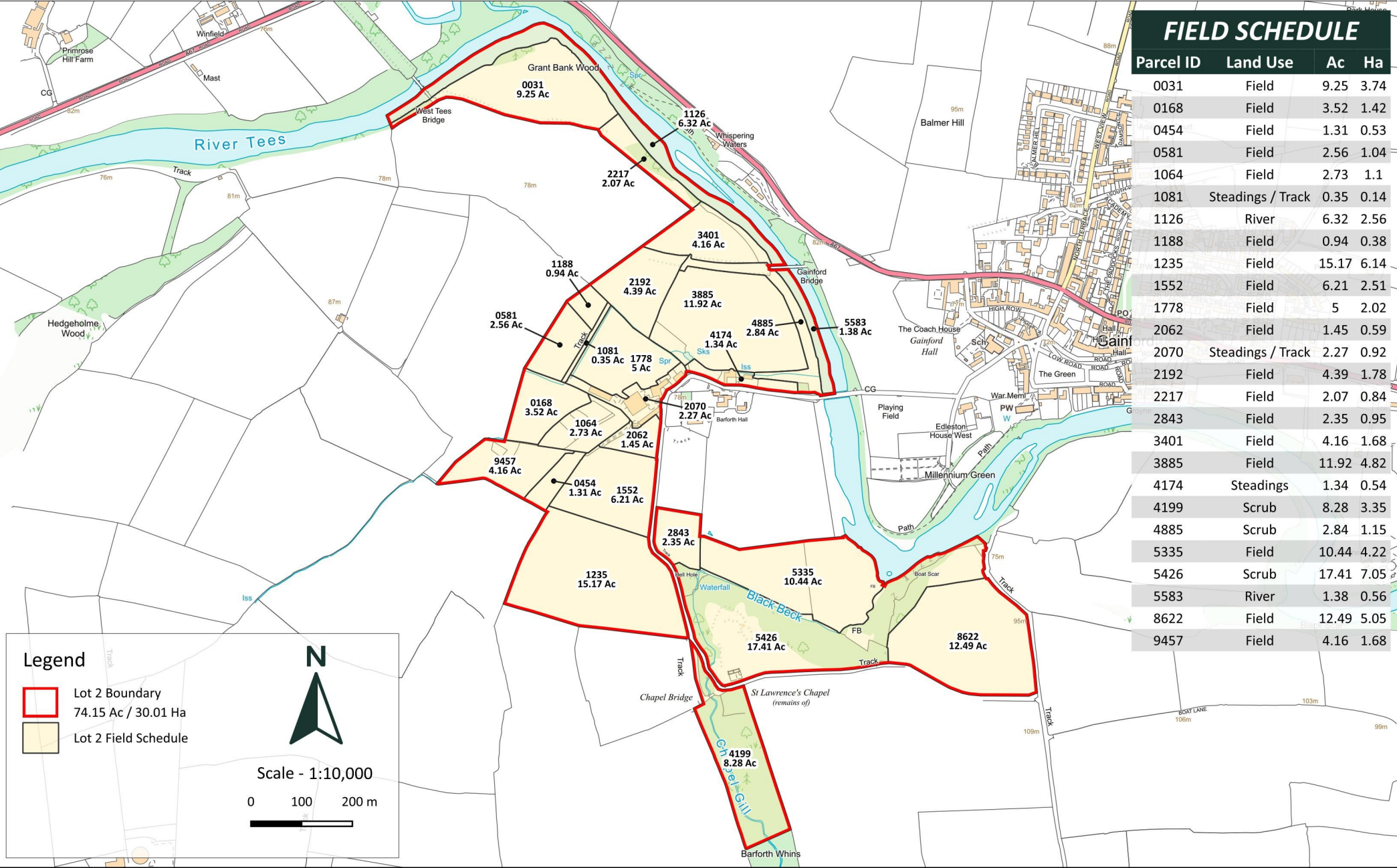
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North Arrow: N

Scale Bar: 0, 50, 100 m

LAND PLAN

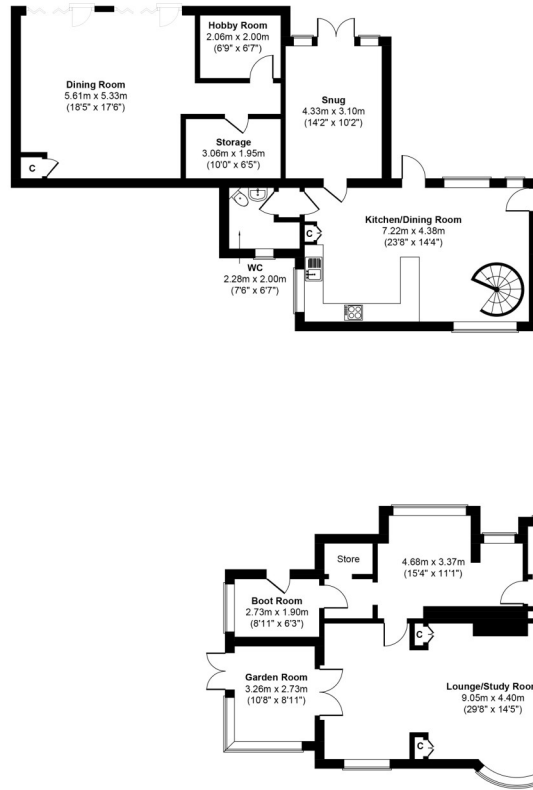
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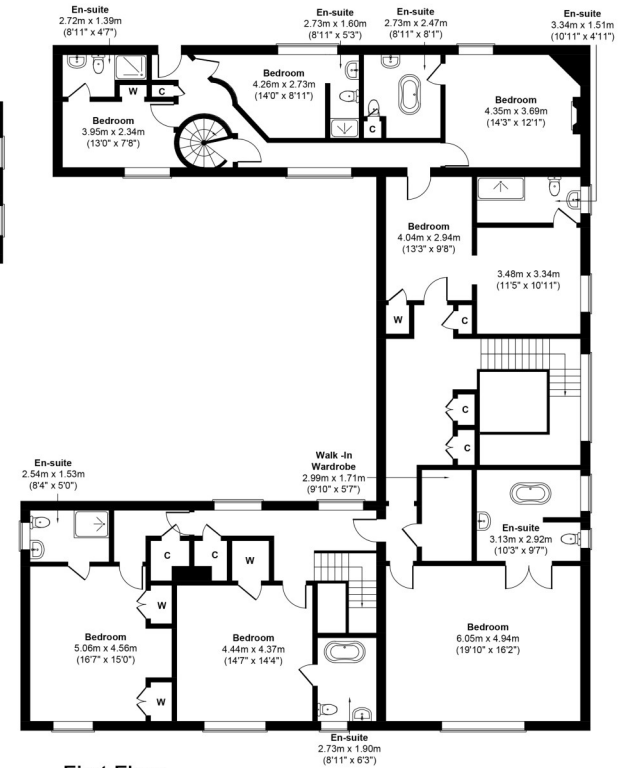
BARFORTH HALL LOT TWO

LAND PLAN

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Ground Floor



First Floor

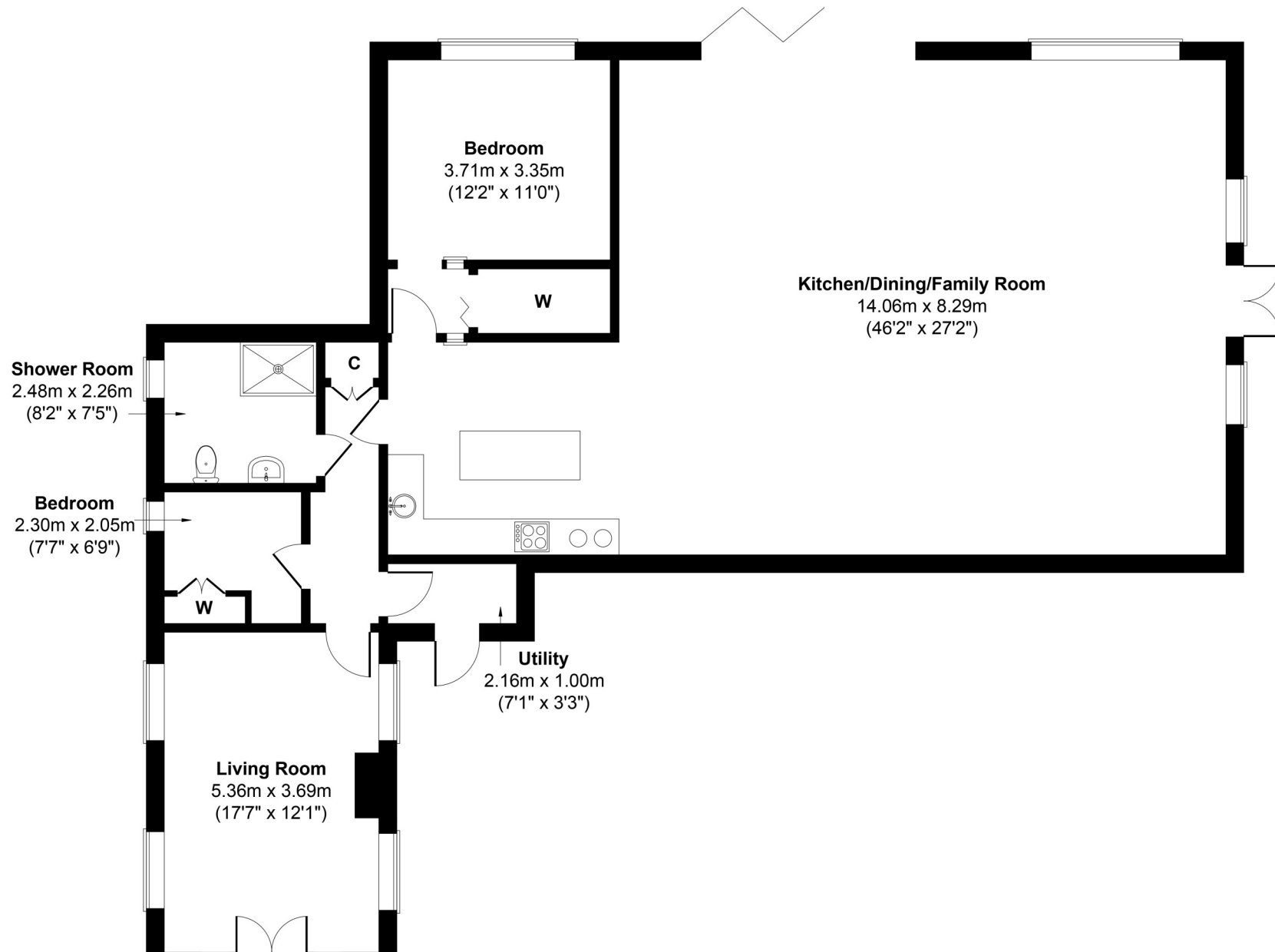
GFW.

Total Area: approx. 618.5 sq. meter (6657.8 sq. feet)

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BARFORTH HALL
FLOORPLAN

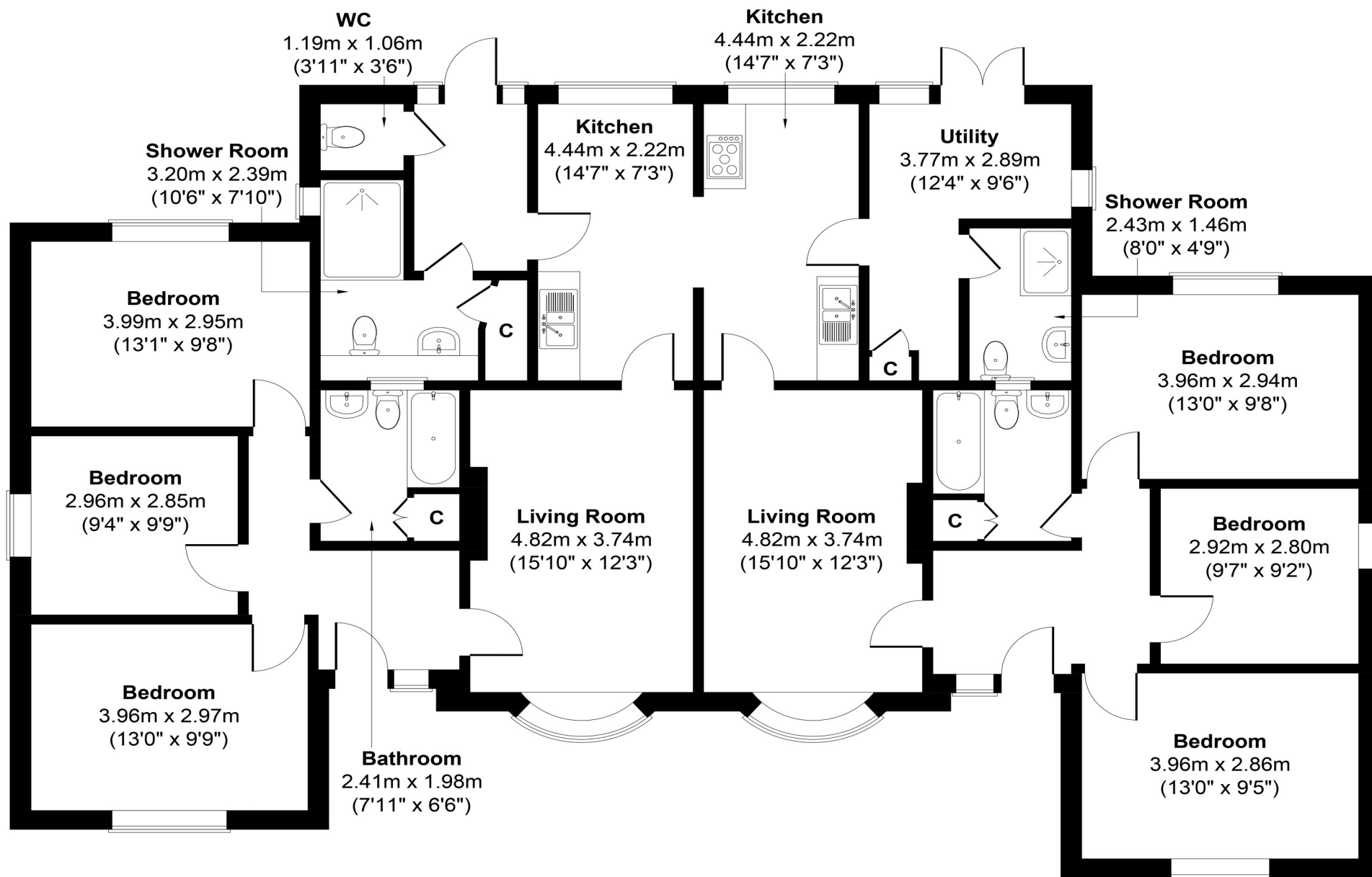
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THE COTTAGE

FLOORPLAN

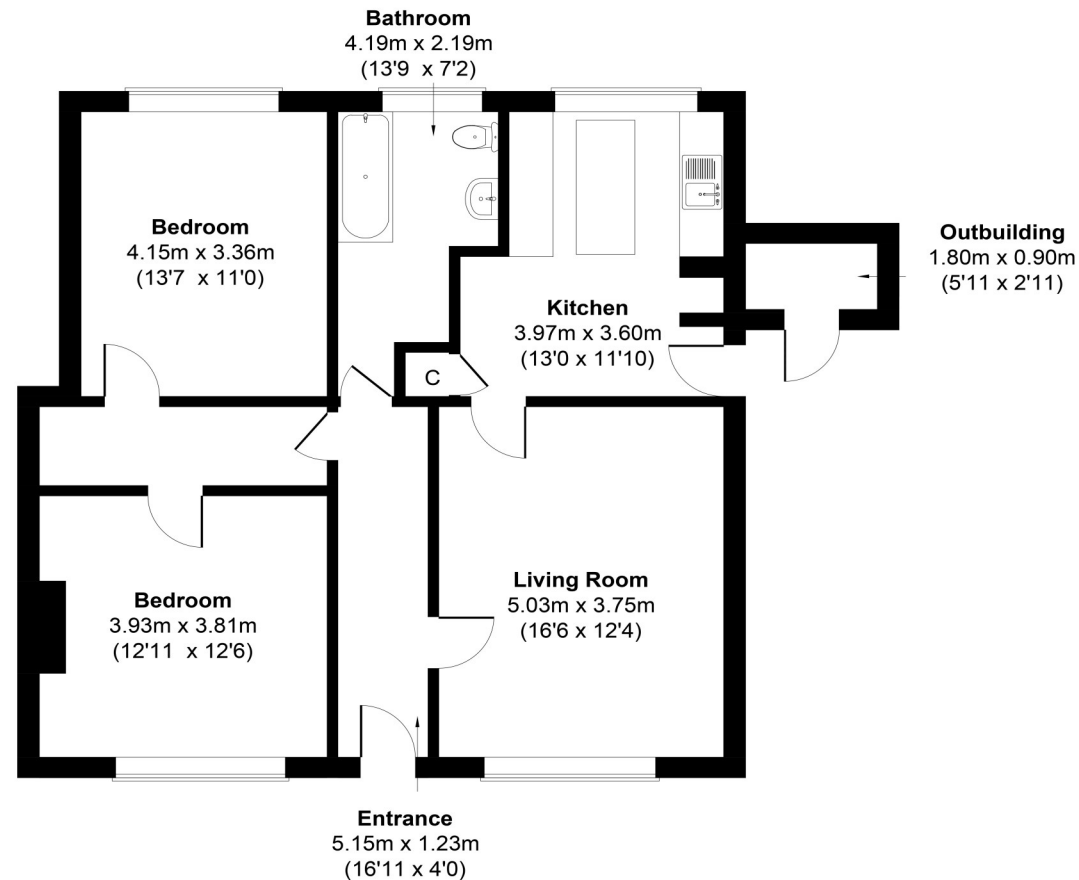
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HOLIDAY COTTAGES

FLOORPLAN 1

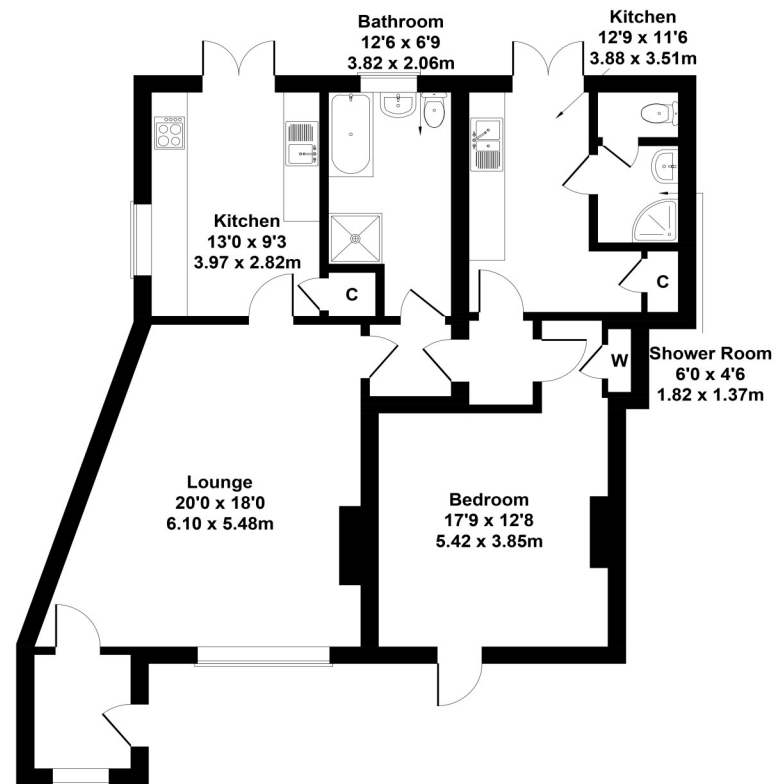
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GFW.

Total Area: approx. 87.5 sq. meters (941.8 sq. feet)

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GFW.

Total Area: approx. 90.0 sq. meter (969.0 sq. feet)

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HOLIDAY COTTAGES

FLOOPLAN 3

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