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PROPERTIES

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Whitworth | County Durham

Hagg Farm







## Accommodation in Brief

### Ground Floor

Entrance Hall | Inner Hallway | WC | Cloakroom | Sitting Room  
Family Room | Kitchen/Dining Room | Pantry | Office | Utility Room  
Games Room | Workshop | Boot Room

### First Floor

Principal Bedroom with En-Suite | Four Further Bedrooms  
Two Family Bathrooms

### Second Floor

Mezzanine Level

### Cottage

Porch | Kitchen/Living Room | Larder  
Bathroom | Two Bedrooms

### Outbuildings

Courtyard | Gym | Two Adaptable Stables | Loose Box  
Triple Garage | Three Barns | Wood Store



## The Property

Set amongst open countryside with uninterrupted rural views on all sides, Hagg Farm occupies a wonderfully private position between the village of Byers Green and the hamlet of Whitworth, yet is also well placed for access to the A1 and Durham city centre. The estate extends across more than 30 acres of land and woodland, with a substantial, modernised farmhouse at its centre, accompanied by a detached, self-contained single storey annexe, ideal for dependent relatives, guests, or longer-term lets. A broad range of outbuildings adds further versatility and offers potential for a variety of business or leisure uses.

The farmhouse has been carefully extended and renovated over the years, with high-specification modern additions creating over 5,100 sq. ft. of versatile accommodation designed for both family life and entertaining. The layout is flexible and practical, with multiple entrances providing access. The main everyday entrance leads directly into the extended wing of the house, where a series of versatile service spaces including a boot room, utility room, office and workshop are arranged for effortless daily use. These flow through to the inner hallway, where an impressive central staircase links the living spaces and rises to the upper floors.

The sitting room is a particularly inviting setting, anchored by a deep brick inglenook fireplace with multi-fuel stove, with large windows framing views of the surrounding landscape. Positioned behind the main staircase, the cosy family room offers a more informal retreat, complete with a wood-effect gas inset fire, perfect for reading, relaxation, or everyday use.







The superb open-plan kitchen and dining room is arranged as a bright and sociable space designed for modern family life and entertaining. Here, traditional materials and craftsmanship meet modern functionality. Oak-fronted cabinetry, granite worktops, and a black four-oven oil AGA sit alongside a NEFF electric oven and induction hob set within an oak island and breakfast bar. A Miele dishwasher is integrated, and a generous walk-in pantry offers ample storage and room for an additional fridge-freezer. Dual-aspect windows frame breathtaking countryside views and, together with French doors, allow the space to benefit fully from the all-day sun. An additional door leads directly to the enclosed courtyard.



On the first floor, the principal bedroom suite enjoys a calm and elevated setting, with integrated wardrobes and a private en-suite shower room. Four further double bedrooms, each enjoying far-reaching countryside views, are served by two additional bathrooms both appointed with freestanding baths and separate walk-in showers, offering excellent capacity for family living or guests. One of the bedrooms gives access to a mezzanine level, a versatile area with endless possibilities for a range of uses, subject to individual requirements.





## Hagg Cottage

Hagg Cottage offers an exceptional addition to the property. A self-contained, detached, single-storey two-bedroom annexe with its own private garden aspect. The accommodation includes an entrance porch, an open-plan kitchen and living room, a useful larder, bathroom, and two double bedrooms. Perfectly suited for multi-generational living, guests, or longer-term rental income. The cottage also benefits from its own bank of solar PV panels.











## Externally

Hagg Farm extends across more than 30 acres of pasture, gardens, and woodland, with direct access to scenic local walks and bridleways. Approached via a long private lane, the property is set behind electric gates and a sweeping driveway, framed by landscaped lawns and mature hedging.

A large, enclosed courtyard offers a private and sheltered space for outdoor dining and entertaining, bordered by timber outbuildings that include a high-quality gym, stabling, and a range of ancillary stores. Additional outbuildings include a substantial barn complex and a triple garage. Together with the land, these facilities offer exceptional flexibility, whether for private enjoyment or to support a commercial venture, subject to consents. There is clear potential for a lifestyle business, such as an equestrian enterprise, with existing stabling providing a strong foundation for further development into a livery yard with American-style stables and turnout paddocks.

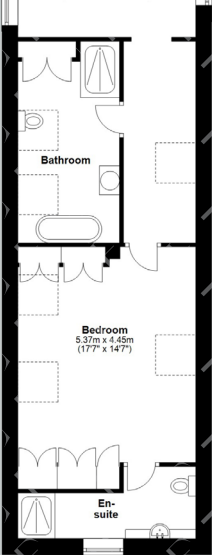
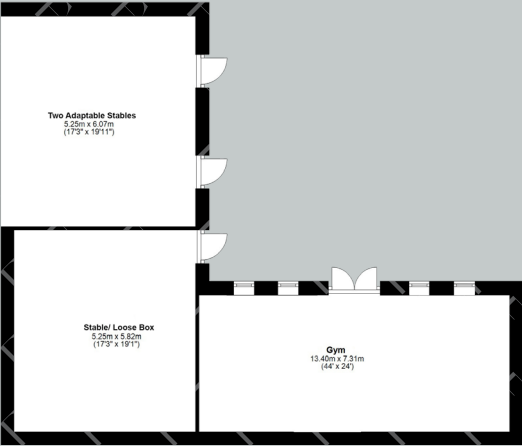
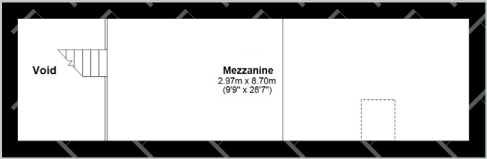
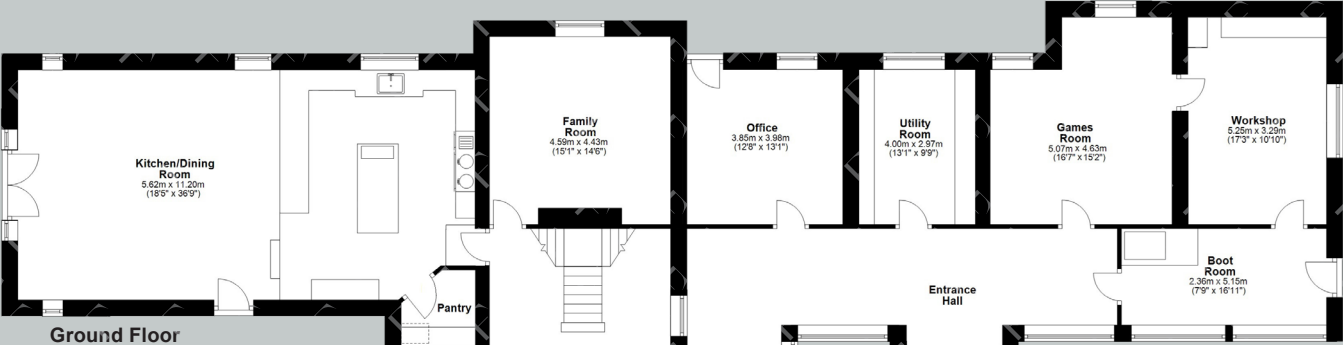


## Local Information

Byers Green is a traditional County Durham village with a strong sense of community, offering a primary school, pub, and parish church, all set amidst open countryside and quiet lanes. Nearby, the rural hamlet of Whitworth centres around Whitworth Hall Country Park, known for its woodland walks, deer park, and fishing lakes blending natural beauty with local heritage. Both enjoy a peaceful setting with easy access to the wider amenities of Spennymoor, Bishop Auckland and Durham. The area offers a range of state and independent schooling options in the surrounding areas.

For the commuter, Hagg Farm offers excellent connectivity. The nearby A1(M) provides fast road links to Durham, Newcastle, Gateshead, and beyond. Rail services from Durham or Bishop Auckland connect to London, Edinburgh, and regional hubs, while Newcastle International Airport is within easy reach and offers extensive domestic and international flights.

Floor Plans



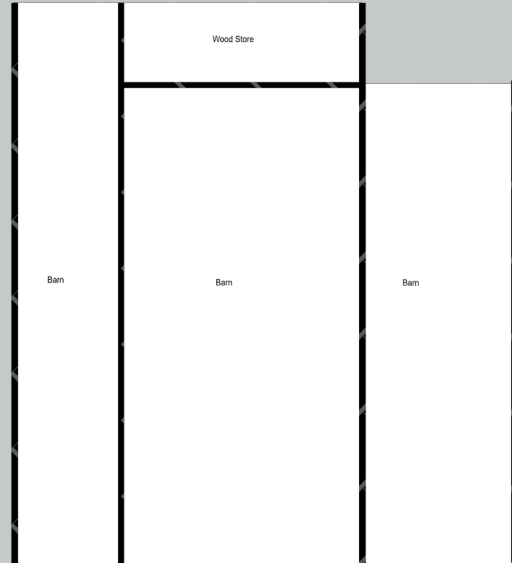
Total area: approx. 480.9 sq. metre (5176.7 sq. feet)



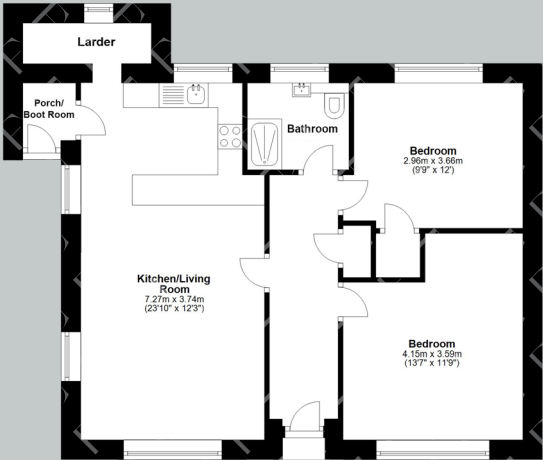
Floor Plans



Main Outbuilding



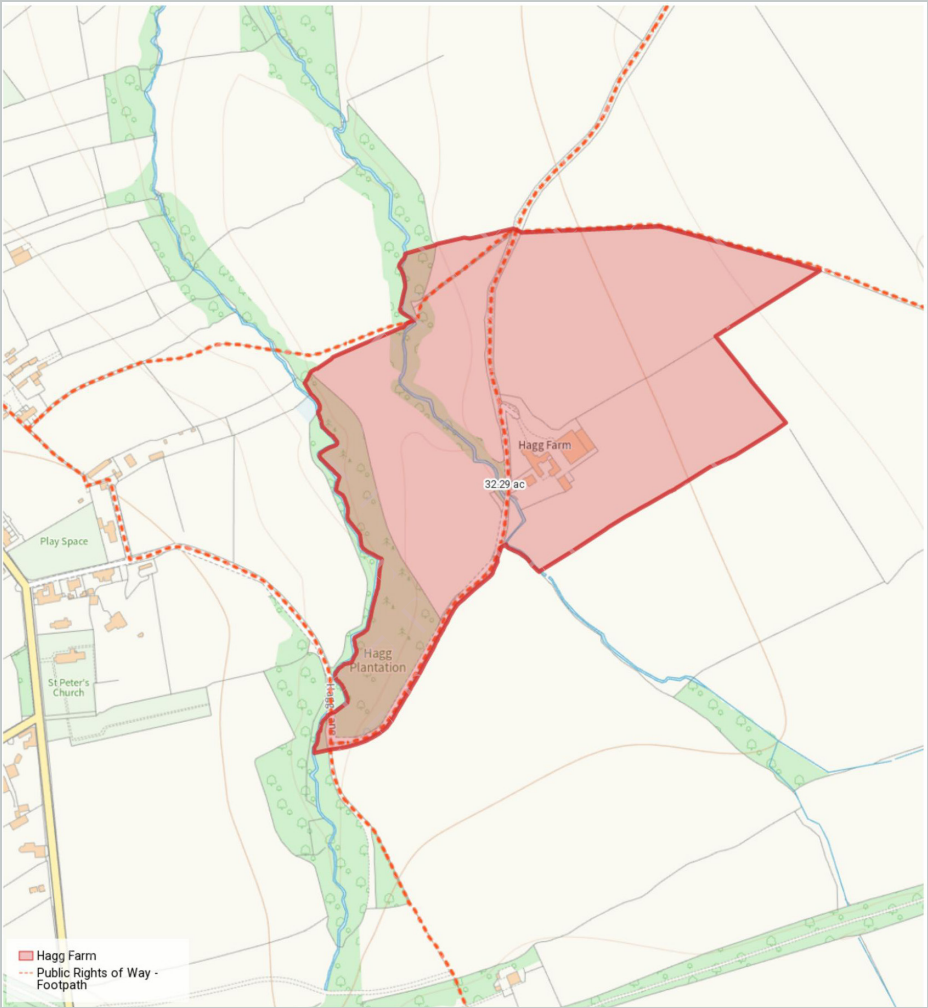
Barn



Bungalow



Boundary Plan



Total area: approx. 58.2 sq. metre (626.5 sq. feet)

Google Maps

what3words



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## Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

## Services

Both the farmhouse and annexe are connected to mains electricity and water, with drainage to a private treatment plant. Heating is provided via oil-fired central systems, supplemented by solar panels. Excess solar energy is diverted, generating income under a favourable feed-in tariff and helping to offset utility costs. The site is also equipped with CCTV and a monitored alarm system, providing enhanced security and peace of mind across the extensive grounds.

Postcode

Council Tax

EPC

Tenure

DL16 7QU

Band F

Rating C

Freehold

## Viewings Strictly by Appointment

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