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Butterknowle | County Durham

Bar Harbor Farm



“A Substantial Period Farmhouse with Beautiful Gardens, Open Countryside Views and Approximately 6 Acres of Land”

The Property

Bar Harbor Farm is a substantial period farmhouse occupying a wonderfully private rural position near Butterknowle. Dating back to the 1800s, the house has been extensively extended and modernised, creating generous accommodation that retains much of the character of the original building while offering the space and practicality required for contemporary living. The setting is a particular strength, with mature gardens, with large pond, paddock and far-reaching views across open countryside. Exposed stonework and other original details contribute to the farmhouse character, while the later additions have introduced a light, spacious arrangement.

The approach immediately establishes a sense of privacy. Wrought-iron gates open onto a long gravelled driveway enclosed by mature hedging and trees, leading towards the house and an extensive parking and turning area. A further gated entrance serves the garage courtyard, where the stone elevations, traditional pantile roof and surrounding dry-stone walling sit naturally within the agricultural landscape.

Inside, the entrance hall provides one of the house's most distinctive architectural moments. Extending through two storeys, the space combines solid oak flooring with a substantial exposed stone wall, while rooflights introduce natural light from above. The original masonry provides a strong visual connection to the farmhouse's history and contrasts well with the more contemporary detailing introduced during the later alterations.

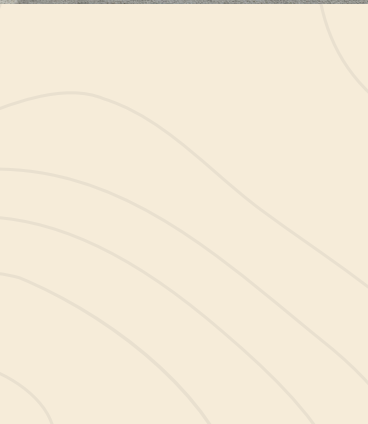


The lounge is a particularly generous reception room, centred around a substantial stone inglenook fireplace housing a cast-iron, multi-fuel stove. An exposed ceiling beam reinforces the farmhouse character, while broad windows look towards the gardens. Its proportions allow for several seating arrangements without compromising the warm and welcoming atmosphere of the room.

Beyond, the ground floor provides a further collection of reception spaces, giving the house considerable flexibility. The family and games room offers a more informal setting, while the reading room offers a relaxing space with French doors opening directly outside. A separate study provides a useful dedicated workspace, supported by ultrafast fibre optic broadband.

The open plan kitchen and dining area is the largest everyday living space and extends to over 36 feet in length. Shaker-style cabinetry is paired with timber worktops featuring solid oak upstands and a large central island, incorporating further preparation space, seating and a large sink. A stainless-steel range cooker sits beneath an oversized framed mirror, adding depth to the room, while a sliding timber door leads through to a separate pantry. The scale of the room comfortably accommodates both ample dining and relaxed seating, with new windows and French doors drawing the surrounding countryside into the interior.





Bi-folding doors open directly into the conservatory, a light-filled addition with extensive glazing, a pitched glazed roof and an exposed stone wall retained from the original house. There is ample space for both seating and dining, while further French doors open onto the garden terrace, making this an especially attractive room throughout the warmer months.

Practical accommodation is equally well provided. A generous utility room sits alongside the kitchen, while the adjoining boot room incorporates extensive fitted storage, seating and a cloakroom/WC. Internal access leads directly into the triple bay garage, providing excellent storage, workshop space and secure parking.

The first floor is arranged across two wings, giving the bedroom accommodation enhanced privacy. The principal suite occupies the western side of the house and is exceptionally spacious, with rooflights and a broad window looking across the surrounding countryside. A substantial dressing room sits alongside, together with an en suite shower room.

A further double bedroom within this wing also benefits from an en suite, while two additional double bedrooms are positioned within the eastern side of the house. Both are generously proportioned and are served by the family bathroom, where a freestanding roll-top bath is positioned beneath a wide window overlooking the paddock and neighbouring fields.

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.

Postcode Council Tax EPC Tenure

DL13 5JN

Band F

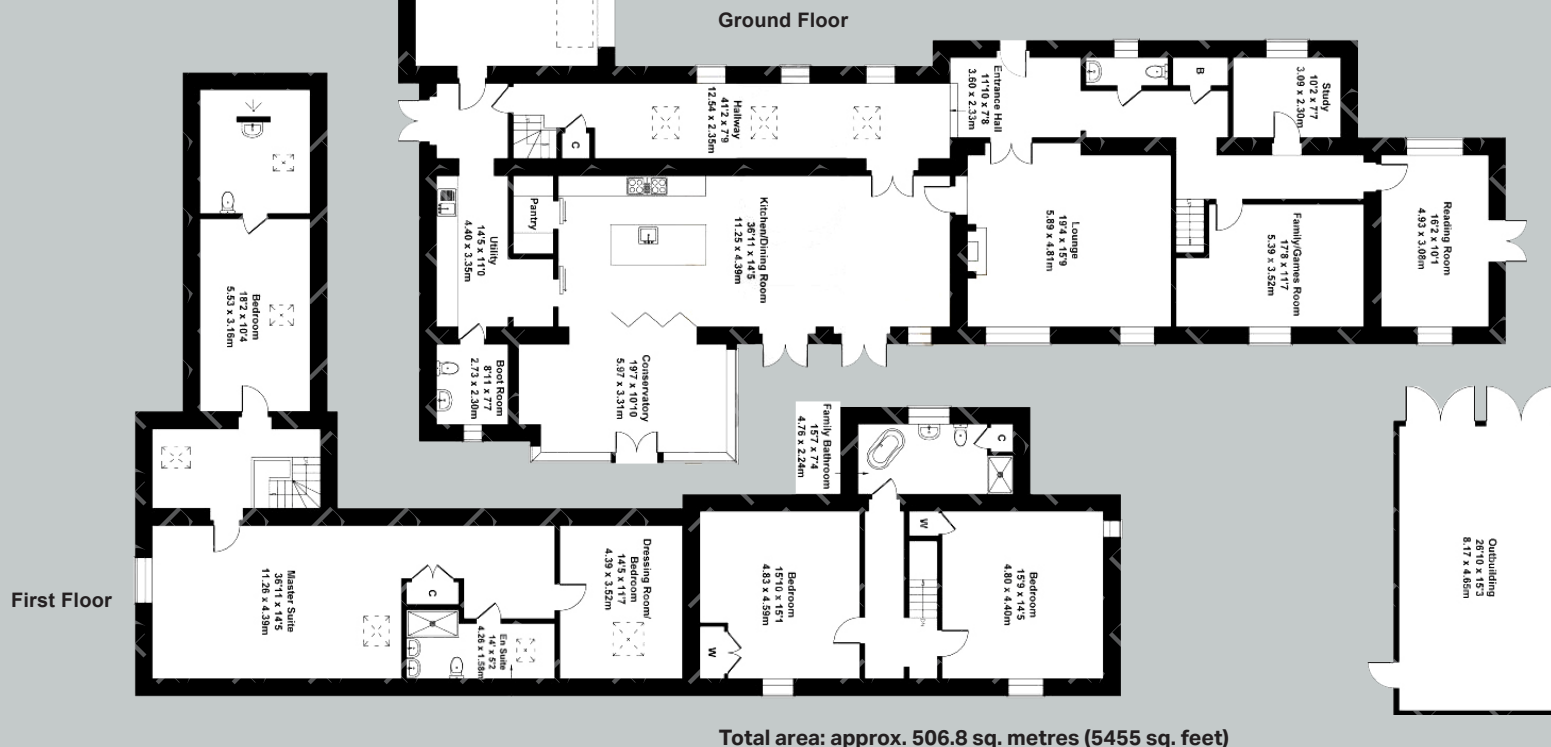
Rating C

Freehold

Services

Mains Electricity, Mains Water, Septic Tank Drainage. Heating: Oil Fired Central Heating. Cooking: Dual fuel (LPG gas hob/electric range cooker)

Floor Plans



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Viewings Strictly by Appointment



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