

## St. Johns Chapel

£ 1,000,000

📍 St. Johns Chapel, Bishop Auckland, County Durham, DL13 1QZ

### Description

Sunny Bank Farm is a diversified productive Weardale livestock farm in the heart of the picturesque North Pennines Area of Outstanding Natural Beauty. The farm sits on the north side of the dale with a beautiful southerly aspect, the setting is typical for the area and comprises of dales rising to the surrounding moorland. The farm has historically carried a productive suckler herd, only recently has the current owner focused on the 350 ewe sheep flock. The farmstead sits in the centre of the holding, with the bulk of land surrounding in a ring fence divided by a single track public road which gives access to the majority of the fields.

### Sunny Bank Farmhouse

The farmhouse is a typical rendered stone built property under a blue slate roof with single storey extension to the west elevation. Set at the heart of the farm there is a large traditional stone barn attached to the east. To the south and west is an attractive lawn garden overlooking the farm drive. Ground floor accommodation includes kitchen, dining room, living room and bathroom. The first floor comprises two bedrooms and a small store room. The property would benefit from some modernisation, which could further enhance many of the attractive period features. The property has oil fired central heating and uPVC double glazing.

### Top Byre Cottage

Lying north of Sunny Bank Farm in an elevated position, this traditional field barn was converted into a well-appointed one bedroom holiday cottage in 2002. The property has provided useful additional income for the farm and makes the most of the spectacular views south across Weardale. The cottage is arranged over a split level floor with a living room and bedroom divided by a kitchen and ensuite bathroom. Outside there is private parking and a patio area to make the most of the wonderful views. The property has oil fired central heating and double glazed windows throughout.

### High Sunny Side

This double height traditional stone barn originally received planning consent in 2008 for conversion to a live/work unit, the consent was then extended in 2012 until 2015. Reference 3/2012/0105 (Extension of planning approval 3/2008/0522). The consent if implemented will create an attractive two bedroom property, with extensive studio and office space in an elevated position with far reaching views over Weardale. This is offered for sale together with approximately 10 acres as a separate lot.

### Land

The farmland lies predominantly in a ring fenced block surrounding the main farmstead, this is in part bound and dissected by council maintained single track roads providing good access to the fields. The land gently rises from 310 to 550 metres above sea level, the lower lying meadow and pasture land being classified as Grade 4 and the allotment ground Grade 5 under the MAFF Provisional Agricultural Land Classification. Soils are predominantly from the Brickfield 3 series, with some areas of East Keswick and Wilcocks 1 series soils. All soils are common to the locality and described as loam and clay soils suitable for grassland and stock rearing. Historically the farm has supported a suckler herd and latterly focused on a 350 ewe sheep flock.

### Woodland

The farm includes three attractive mature mixed woodlands interspersed within the farmland, totalling approximately 15.44 acres in all.

#### Farm Buildings

Attached to the east of the farmhouse is a large traditional stone barn which provides useful storage and young stock housing. This could be utilised as part of an extension of the farmhouse or development / conversion to other uses (subject to the necessary consents). To the southern elevation of this barn is a large stone built lean to with box profile steel roof. Beyond the traditional buildings attached to the farmhouse there are two steel frame buildings under corrugated steel cladding and stone walls and concrete floors in part. The land to the west of Middlehope Bank includes an off lying steel frame building with corrugated steel roof and side cladding.

Sunny Bank Farm is offered for sale by private treaty as a whole or in three lots.

Lot 1 - Sunny Bank Farm with Top Byre Cottage, in all 265 acres.

Lot 2 - High Sunny Side, in all 10.6 acres.

Lot 3 - Land at Chapel View, in all 20.3 acres.

Offers for part or outside the current lotting may be considered. All prospective purchasers are encouraged to register their interest with Savills as soon as possible.

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