



RAINTON GRANGE FARM, MIDDLE RRAINTON, HOUGHTON LE SPRING,
TYNE AND WEAR, DH4 6PL



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Houghton Le Spring, Tyne and Wear, DH4 6PL

Rainton Grange Farm is a truly exceptional and highly versatile country residence, offering an increasingly rare opportunity to acquire a substantial 4 bedroom farmhouse with adjoining 2 bedroom annex, a range of agricultural buildings offering exciting development potential and a paddock delivering equestrian appeal.

- Exceptional rural smallholding extending to approximately 3.39 acres with paddock, gardens and extensive steading buildings
- Substantial four-bedroom period farmhouse blending original character with stylish modern living accommodation
- Self-contained two-bedroom annex ideal for multi-generational living, guest accommodation or holiday let income
- Pre-app planning permission approved for conversion of traditional stone barn into two residential dwellings
- Extensive range of garages, workshops and commercial-style outbuildings with further potential subject to consent
- Private yet highly accessible location near Durham with excellent links to the A1(M) and surrounding commuter routes

GET IN TOUCH

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DESCRIPTION

Pre- App approval has been sought with a favourable conclusion for the conversion of Stable block into a pair of residential dwellings, while the wider site may offer further opportunities for development, subject to the necessary planning permissions and consents. In total, Rainton Grange extends to approximately 3.39 acres, comprising mature gardens, a paddock and the traditional farm steading. The property enjoys a picturesque and highly private setting whilst remaining exceptionally accessible.

The Farmhouse

Dating back to the 1800s, the original farmhouse has been thoughtfully updated to create a spacious and versatile family home, combining stunning period character with the comforts of modern living.

At the heart of the property is an impressive open-plan lounge and dining room. The lounge area benefits from a vaulted ceiling and triple-aspect windows which flood the space with natural light, while also framing delightful views across the gardens and paddock beyond. A striking dual-sided fireplace forms a central focal point to both reception areas, creating a warm and inviting atmosphere whilst subtly defining the individual spaces.

Additional reception rooms include a comfortable family room positioned to the front of the property, together with a bright and inviting conservatory, both enjoying attractive views across the paddock. To the rear is a charming study centred around a traditional feature fireplace.

The beautifully styled family kitchen and breakfast room features an excellent range of contemporary wall and base cabinetry with integrated appliances; all set beneath elegant granite work surfaces. A central island, finished with matching granite, provides both additional preparation space and an ideal informal gathering point. Beyond the dining area, bi-fold doors open directly onto the private rear garden, perfectly suited to indoor-outdoor entertaining.

A couple of steps lead from the kitchen to both the laundry room and a separate utility room with cloakroom WC. The utility room also provides internal access through to the annex.

To the first floor are four well-proportioned double bedrooms. The principal and



second bedrooms both enjoy a delightful southerly aspect with far-reaching views across the paddocks and surrounding countryside. The third bedroom is another spacious double room positioned to the rear of the property, again benefitting from a pleasant rural outlook.

These three bedrooms are served by the main family bathroom, whilst the fourth bedroom offers potential as a private guest suite, incorporating a sleeping area to the front, a separate seating or study area, and a private en-suite shower room.

The Annex

Accessed from its own private enclosed courtyard, the annex opens into a welcoming kitchen. Converted from a traditional dairy, the accommodation successfully retains much of its original character whilst offering a stylish contemporary finish.

Exposed beams throughout provide both charm and a wonderful sense of space and height. The modern fitted kitchen combines a country cottage aesthetic with contemporary styling and includes a range of integrated appliances set beneath wooden effect laminate work surfaces.

Beyond the kitchen is a spacious open-plan living and dining room enjoying bi-fold doors opening onto the rear patio garden. The two bedrooms are both generous double rooms and are served by a family bathroom.

The annex offers highly flexible accommodation and can be accessed independently via its own entrance or internally through the main house. It is ideally suited to multi-generational living, guest accommodation or as an income-generating holiday let.

Externally

Approached via a mature hedge-lined driveway leading to electric gates, Rainton Grange immediately conveys a strong sense of privacy and seclusion. Beyond the gates, the driveway opens into an expansive hardstanding courtyard providing extensive parking and turning space, with access onwards to the steading yards, annex and garages.

The property extends to approximately 3.39 acres in total, including formal gardens surrounding both the farmhouse and annexe, together with a paddock extending to approximately 1.75 acres.

The area benefits from excellent transport links via the A1(M), A690 and nearby Durham



The land would be ideally suited to equestrian use, hobby farming, horticulture or the creation of a wildflower or hay meadow.

Attached to the farmhouse and annexe are oversized purpose-built double garages fitted with insulated electric roller doors. The garages benefit from power, lighting, water supply and an EV charging point.

The adjoining workshop, currently utilised as a project and general-purpose workspace, benefits from three-phase power. In addition, there is a separate tractor house providing further storage, potential stabling or garaging depending on individual requirements.

The grounds to the farmhouse are predominantly positioned to the front of the property, mainly laid to lawn with planted borders and landscaped seating areas.

The paddock extends from the newly planted woodland area at the roadside, running alongside the driveway and continuing to the front of the farmhouse and annexe. Bordered by mature hedging and benefitting from a water supply, the paddock extends to approximately 1.75 acres.

Steading Yards and Buildings with Development Potential

The stable block benefits from pre-app approval (ref: 24/00927/P13) for conversion into two separate residential dwellings, presenting a significant opportunity for further development or additional income potential.

In addition to the stable block, the steading includes substantial commercial-style outbuildings extending to approximately 440 sqm, 207 sqm and 63 sqm respectively, together with extensive hardstanding areas and a large lean-to vehicle storage shed. These buildings offer excellent development opportunity as well as offering flexibility for a variety of uses, subject to any necessary consents.

LOCATION

Middle Rainton is a quiet residential area between Durham, Sunderland and Newcastle, offering a semi-rural lifestyle with strong commuter access. It is surrounded by countryside and green spaces, with nearby West and East Rainton providing local shops, cafés, pubs and primary schooling. Larger amenities, retail and leisure options are easily reached in Durham, Sunderland and Houghton le Spring.





railway station, making it popular with commuters seeking a peaceful setting within easy reach of major North East cities.

CHARGES

Sunderland City Council tax band E.

SERVICES

Mains electricity and water is connected. Private drainage.
LPG heating to the Farmhouse and oil heating to the annex.

RESTRICTIONS

The site is sold subject to an existing restriction limiting the total amount of future development permitted before an overage/clawback provision in favour of a previous landowner becomes applicable.

REFERRALS

In accordance with the Estate Agents' (Provision of Information) Regulations 1991 and the Consumer Protection from Unfair Trading Regulations 2008, we are obliged to inform you that this Company may offer the following services to sellers and purchasers from which we may earn a related referral fee from on completion, in particular the referral of: Mortgages and related products our commission from a broker would be £100.00 incl VAT for Mortgages and £50 inc VAT for Insurances, however this amount can be proportionally clawed back by the lender should the mortgage and/or related product(s) be cancelled early.

WAYLEAVES, EASEMENTS AND 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.

VIEWINGS

Viewings are strictly by appointment. Please contact the Hexham office to arrange a viewing.

FREE MARKET APPRAISAL

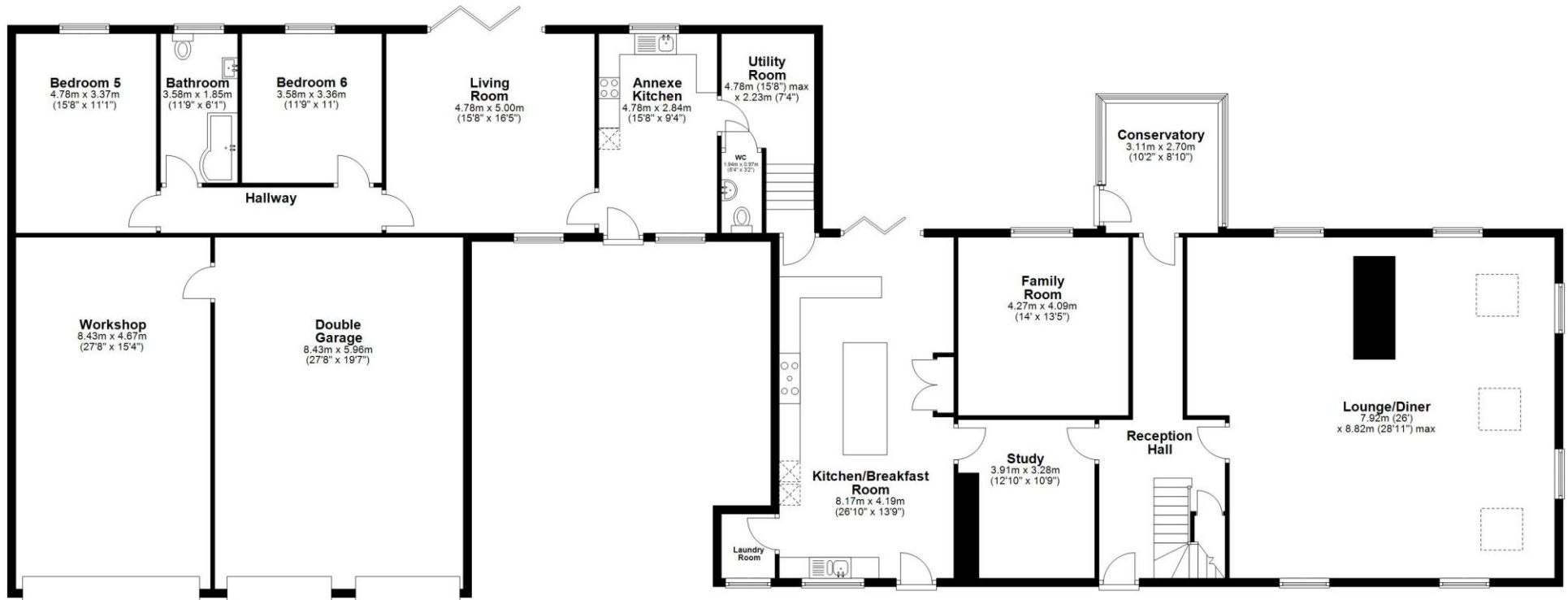
We would be pleased to provide professional, unbiased advice on the current value and marketing of your existing home.



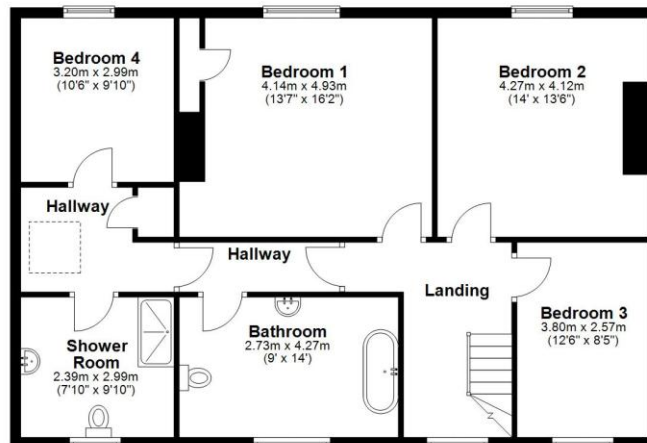




Ground Floor
Approx. 346.2 sq. metres (3726.9 sq. feet)



First Floor
Approx. 99.3 sq. metres (1069.3 sq. feet)



Total area: approx. 445.6 sq. metres (4796.2 sq. feet)
Rainton Grange Farm, Hoghton Le Spring

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