



RAINTON GRANGE FARMHOUSE, MIDDLE RANTON, HOUGHTON LE SPRING
TYNE AND WEAR, DH4 6PL



RAINTON GRANGE FARMHOUSE, MIDDLE RANTON

Rainton Grange Farmhouse is an exceptional smallholding offering a rare combination of a substantial four-bedroom period farmhouse, a self-contained two-bedroom annex, extensive garaging and paddocks.

- Exceptional rural smallholding extending to approximately 1.75 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
- Extensive range of garages, workshops
- 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

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 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

The property enjoys formal gardens surrounding both the farmhouse and annex, together with a paddock extending to approximately 2.2 acres.

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 annex 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, 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 annex. Bordered by mature hedging and benefitting from a water supply.

LOCATION

Nestled between Durham, Sunderland and Newcastle upon Tyne, Middle Rainton is well regarded for its peaceful surroundings, open landscapes and strong commuter links.

Middle Rainton forms part of the historic Rainton villages. The locality enjoys a quiet residential atmosphere with scenic countryside walks and nearby open green spaces, while remaining conveniently close to a wide range of amenities.

The nearby villages of West Rainton and East Rainton provide everyday services including local shops, cafés, public houses, primary schools and community facilities. Larger retail, leisure and educational amenities can be found within easy reach in Durham City Centre, Sunderland and Washington.

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.

RESTRICTIVE COVENANTS

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.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

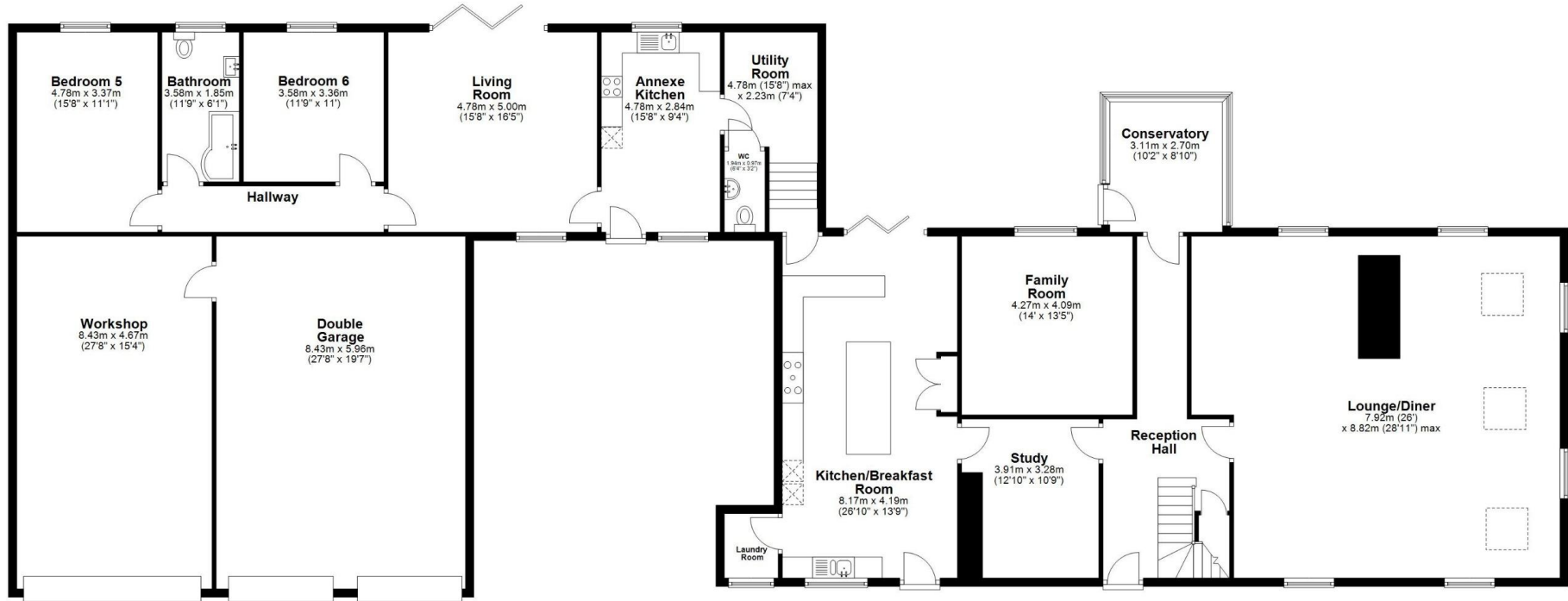
The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.



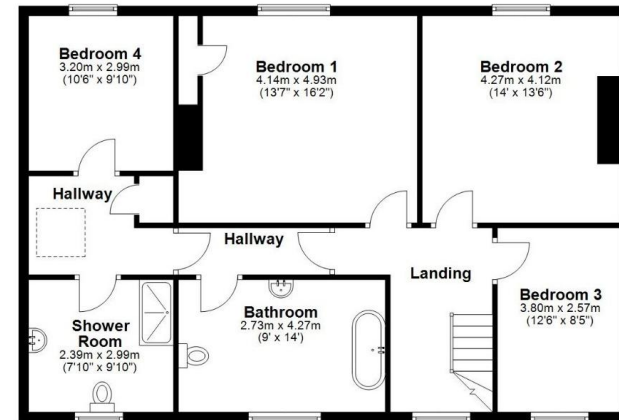




Ground Floor
Approx. 346.2 sq. metres (3726.9 sq. feet)



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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