



3 THE STABLES, WOOGRA FARM, BISHOPTON, STOCKTON-ON-TEES
DURHAM, TS21 1HQ



3 THE STABLES, WOOGRA FARM, BISHOPTON, TS21 1HQ

A fabulous opportunity to purchase a well maintained two bedroom barn conversion located on a rural cluster development surrounded by open fields. The property is situated between Bishopston and Great Stainton, with excellent access to Darlington, Durham and Teesside.

- Well Maintained Barn Conversion
- Two Double Bedrooms
- Allocated Parking Area for Three Vehicles
- Courtyard Area
- Excellent Transport Links

ASKING PRICE £195,000

GET IN TOUCH

youngsrps, 50 Front Street, Sedgefield, Stockton-On-Tees, TS21 2AQ

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LOCATION

3 The Stables is a semi detached barn conversion located between Great Stainton and Bishopton. It sits within a cluster development comprising a small number of barn conversions and the original farmhouse. Sedgefield lies 6 miles to the north, Darlington 8 miles to the south, with the property being well placed for access to wider retail provisions and amenities such as Teesside Park.

The property also benefits from excellent transport links to the A66, A19 and the A1(M). The East Coast Mainline operates from Darlington Railway Station and there are two local accessible airports at Teesside International Airport and Newcastle International Airport.

DESCRIPTION

3 The Stables comprises a well presented two bedroom, single storey barn conversion. The accommodation comprises a fitted kitchen, lounge/dining area, family bathroom and two double bedrooms.

Externally the house is benefits from three designated parking spaces in a stoned up area alongside a rear courtyard area. The property is accessed via an access track from the main road, with a secure gated entrance.

ACCOMMODATION

The accommodation comprises:

KITCHEN

(3.50m x 3.30m) Newly fitted kitchen with navy units and wooden details. Integrated induction oven and hob with stainless steel extractor hood. Separate stainless steel sink unit with mixer tap and drainer.

LIVING ROOM/DINING ROOM

(5.04m x 3.30m) With aspect to the south and west. Currently used as a dining room also.

HALLWAY

(1.15m x 5.45m approx) With radiator and aspect to the east.





FAMILY BATHROOM

(2.63m x 2.25m) Three piece bathroom suite to include bath with overhead shower, hand basin and low level WC. Part tiled wall detail and aspect to the west.

BEDROOM ONE

(2.63m x 2.25m) Double bedroom with aspect to the west.

BEDROOM TWO

(3.78m x 3.34m) Double bedroom with aspect to the west.

EXTERNAL

There is a designated car parking area to the rear of 3 The Stables which allows three vehicles to be parked. This is sold with the property and not shared.

There is also a front courtyard and patio area which is included and a tarmac area which surrounds the property. The courtyard is a lovely sun trap and provides outside space for entertaining.

There is a path along the south side of the property which allows access to the car parking space and can be used by the residents of the development.

SERVICES

The property has mains water and electricity. Foul drainage is to a shared septic tank. There is an electric heating system through the property.

The local residents currently use Starlink Broadband.

ACCESS

The property is accessed from the main road via a secure, remotely operated gate with driveway and separate track leading to the property.

The initial access is shared with the farm business operating to the west side. The further access track is shared with the cluster of residential properties which adjoin the subject property.



EASEMENTS AND WAYLEAVES

The property is sold subject to and with the benefit of all rights of way, water, drainage, water courses, light and other easements, quasi or reputed easements and rights of adjoining owners (if any) affecting the same and all matters registerable by a competent authority pursuant to statute.

There is a right of way granted across the access track as well as up a separate access track which can be granted by The Granary as and when necessary.

RESTRICTIVE COVENANTS AND OVERAGE

There will be a restriction in place regarding the height of fencing which can be erected within the courtyard. There are no other overages or covenants upon the property.

BOUNDARY LIABILITIES

Boundary liabilities, to the best of the vendor's knowledge, are shown by means of inward facing T marks on the sale plan.

AREAS

The areas and measurements stated have been assessed in accordance with OS data and digital mapping. Interested parties should satisfy themselves in this regard.

EPC RATING

The current Energy Performance Certificate rating for 3 The Stables is Band D.

COUNCIL TAX BAND

3 The Stables is assessed as Council Tax Band C.

LOCAL AUTHORITY

Darlington Borough Council (01325 406 111).

TENURE

The property is available freehold with vacant possession on completion.

METHOD OF SALE

The property is offered for sale as a whole by Private Treaty.

ANTI MONEY LAUNDERING REGULATIONS

The purchaser will be required to provide proof of identity to comply with Anti-Money Laundering Regulations in the form of having sight of the purchaser's passport or driving licence, together with a recent utility bill as proof of residence.

COSTS

Each party will be responsible for bearing their own costs.

VIEWINGS

Viewings of the property are strictly by appointment only, arrangements can be made by contacting YoungsRPS Sedgefield office on 01740 622 100.

Email: lily.watkinson@youngsrps.com.

FURNISHINGS

Furniture within the property may be available to the successful purchaser by separate negotiation.

NOTES

Particulars prepared March 2026 and photographs taken March 2026.

Score	Energy rating	Current	Potential
92+	A		99 A
81-91	B		
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

www.youngsrps.com
Sedgefield 01740 622100



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