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HALLSIDE, EAST HOUSE FARM, COXHOE

DURHAM, DH6 4PB

HALLSIDE, EAST HOUSE FARM

Coxhoe, Durham, DH6 4PB

A perfect lifestyle opportunity with detached barn conversion, attractive timber stables and grassland extending as a whole to 6.3 acres (2.55 hectares). Offering a quiet and secluded rural location close to the desirable village of Kelloe, within close proximity to Coxhoe, Durham, the A1(M) and A19.

- Equestrian smallholding opportunity
- 4 bedroom family property
- Stables and 6.3 acres of grassland
- South facing gardens
- Roof mounted solar panels
- Outstanding local hacking

FOR SALE AS A WHOLE OR IN TWO LOTS BY PRIVATE TREATY

ASKING PRICE:
Lot 1 - £600,000
Lot 2 - £50,000
As a Whole - £650,000

GET IN TOUCH

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

01740 622100

sedgefield@youngsrps.com

LOCATION

Hallside is located just to the west of the attractive village of Kelloe and just east of Coxhoe. Coxhoe offers a range of local amenities including a primary school, pubs, doctors surgery and a local bus service. There are excellent road links to the surrounding area being just 2.5 miles from the A1 at Bowburn, and with Durham City being 7 miles north.

There is an East Coast Main Line railway station at Durham offering daily services to London and Edinburgh. There are international airports at Teesside and Newcastle.

DESCRIPTION

GUIDE PRICE AS A WHOLE - £650,000

Hallside is an ideal equestrian small holding offering a spacious barn conversion, timber stables and 6.3 acres of grassland. The property has an enviable rural position with off road hacking routes directly on the doorstep through Coxhoe Hall Wood Nature Reserve, whilst also benefiting from excellent road links to nearby towns and villages and Durham City.

LOT 1 – HALLSIDE AND 2.3 ACRES OF LAND

GUIDE PRICE - £600,000

Hallside is a detached, brick built property offering spacious living accommodation over two storeys with an adjoining and interconnecting annex.

From the large gravel parking area, and patio area to the front of the property, patio doors lead into the large kitchen/dining area with modern fitted units, central island and ample space for entertaining. The property flows through to the snug which could be used as a home office, to the inner hallway and sitting room and living room. The south facing floor to ceiling windows and modern décor provides a delightful bright home with exposed beams and brickwork retaining the character of the property. The annex can be accessed from the kitchen and from a separate entrance door, providing a ground floor bedroom, shower room and flexible reception room with mezzanine above and bifold doors to the garden.

Upstairs, there are three further well proportioned bedrooms with characterful exposed beams. All of the bedrooms are finished with a bright and tasteful natural style. There is a large family bathroom and ample storage space throughout.

There is an enclosed south facing garden to the front with a summerhouse, providing private family space which is easily accessible from the patio and bifold doors of Hallside. This is the perfect garden for entertaining or enjoying evening sun with the family.

There is a timber stable block adjacent to the house, which has been extremely well maintained and offers two stables and a tack room/feed store, currently used as a workshop.

The land included with Lot 1, Hallside extends to 2.3 acres and is predominantly made up of good quality, well established permanent grassland together with an area of amenity scrub and woodland, holding biodiversity value. The land has roadside access and sited upon the land is a further timber stable block. N.b this is in need of some repair. There is a mains water supply available to the land.

LOT 2 – 4.0 ACRES OF LAND

GUIDE PRICE £50,000

Lot 2 extends as a whole to 4.0 acres and is predominantly made up of good quality, well established permanent grassland together with an area of amenity scrub and woodland, holding biodiversity value. The land has roadside access and a mains water supply.

In the event the property is sold in lots, a fence will be erected between Lots 1 and 2 and the vendors retained land to the east.

RENEWABLES

There is a 3.92 kw solar array upon the roof of Hallside providing a Feed-in-Tariff income and reduced household energy costs.

ACCESS

The unclassified council maintained highway joins the property.

There is a right of way for all purposes in favour of the neighbour along the route shown by means of a hatched green line on the sale plan included within these particulars.

SERVICES

Mains water and electricity, foul drainage to a package treatment plant. Central heating is oil fired.

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 public footpath crossing the land, as shown on the sale plan.

MINERAL RIGHTS

The mineral rights are excluded from the registered title.

RESTRICTIVE COVENANTS AND OVERAGE

For the avoidance of doubt, the vendor is not imposing any restrictive covenants, overage arrangements or similar on the residential property. The land is sold subject to an overage provision whereby the vendor and their successors in title will be entitled to 30% of any uplift in value on the grant of planning for non agricultural or equestrian use in the next 25 years.

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.

ACREAGES

The gross acreages have been assessed in accordance with Ordnance Survey data, interested parties should satisfy themselves in this regard.

EPC RATING

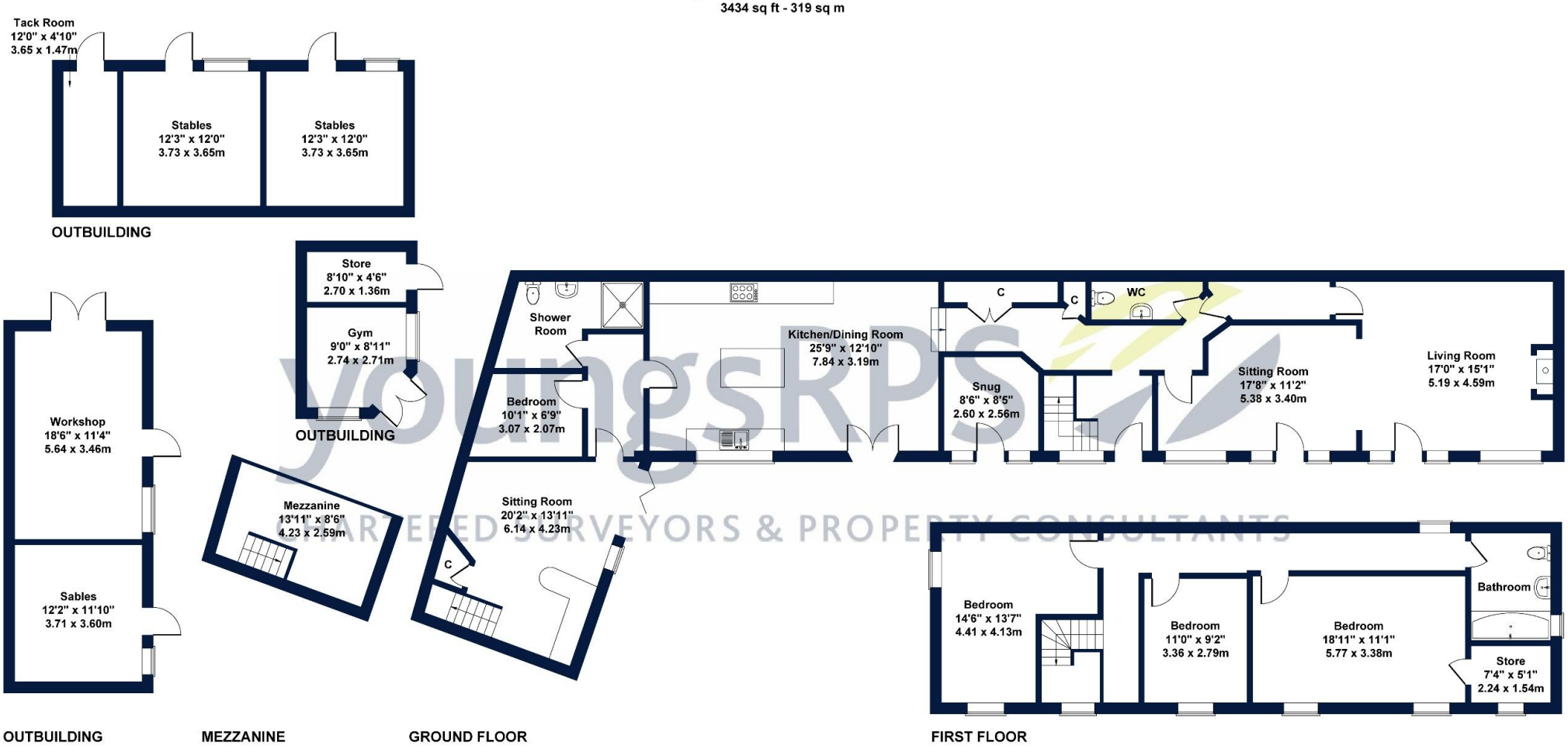
The current Energy Performance Certificate rating for Hallside is D.

LOCAL AUTHORITY

Durham County Council.

Hallside, East House Farm, Coxhoe

Approximate Gross Internal Area
3434 sq ft - 319 sq m



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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

COUNCIL TAX BAND

Hallside is assessed as Council Tax Band F.

TENURE

The property is available freehold with vacant possession on completion.

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.

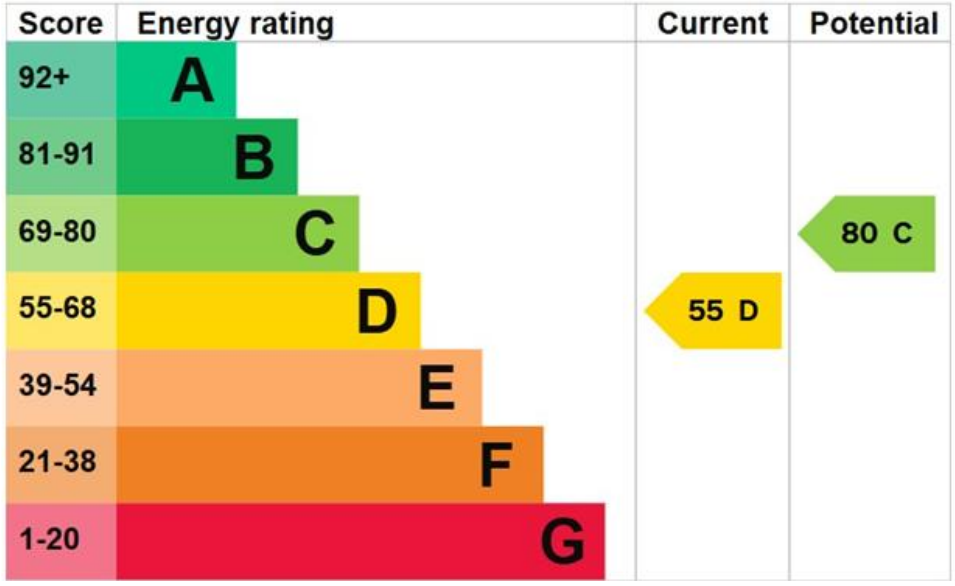
VIEWINGS

Viewing of the property is strictly by appointment only, arrangements can be made by contacting YoungsRPS Sedgefield office on Tel: 01740 622 100

Email: emma.smith@youngsrps.com or lily.watkinson@youngsrps.com

NOTES

Particulars prepared April 2026 and photographs taken April 2026.



Hallside and Land at Kelloe

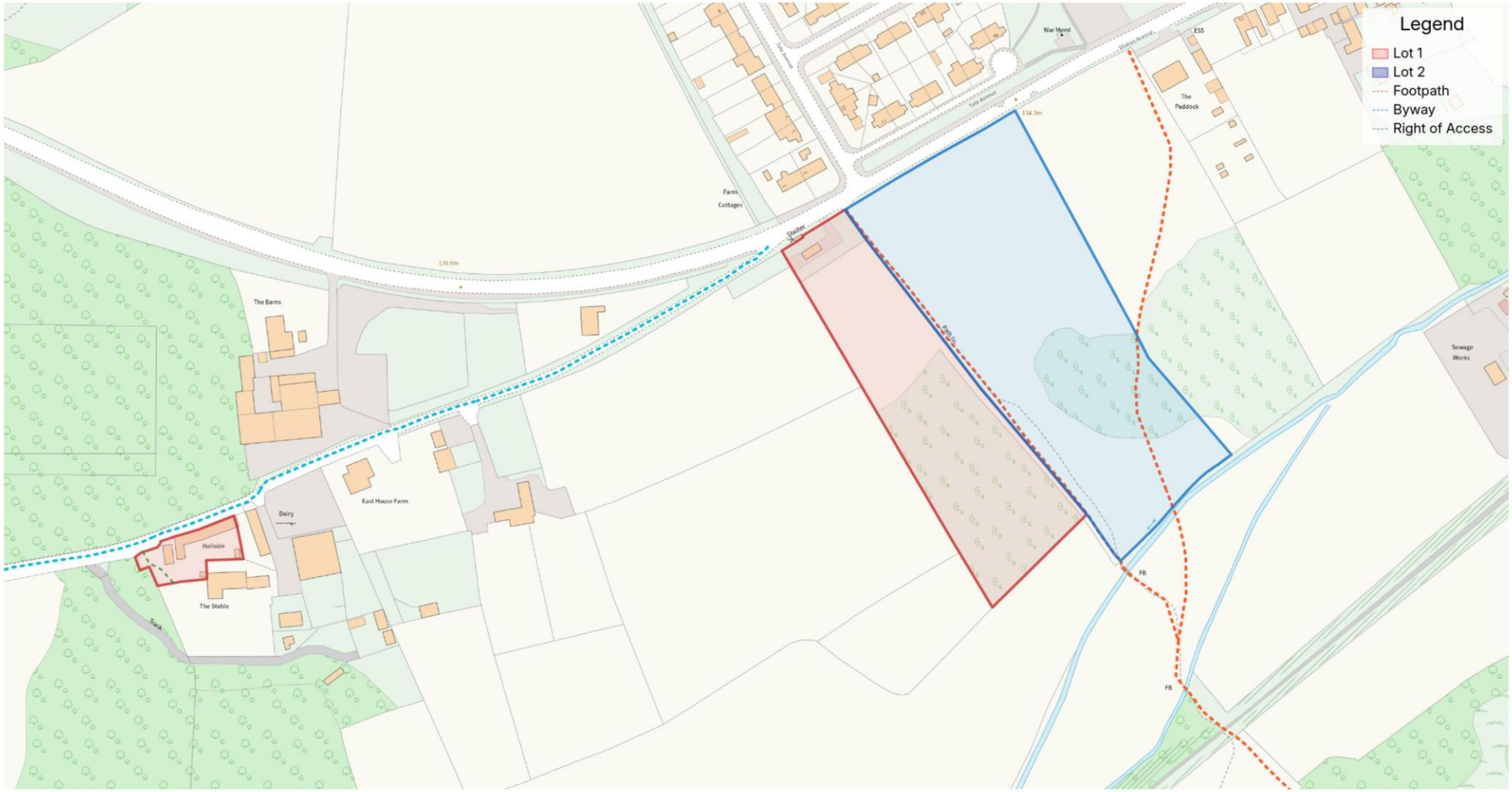


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Illustration Only - Not to Scale

www.youngsrps.com
Sedgefield 01740 622100

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