



CARR HOUSE, LITTLE STANTON, STOCKTON-ON-TEES
DURHAM, TS21 1HP



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Stockton-on-Tees, Durham, TS21 1HP

Nestled in the attractive countryside near Little Stainton, Carr House is a charming and versatile rural property offering an exceptional blend of traditional character and modern living. Surrounded by rolling farmland and open views, the property provides a rare opportunity to enjoy country living while remaining within convenient reach of nearby towns and transport links.

- Lifestyle Property with Income Potential
- Three Bedroom Farmhouse and One Bedroom Annex
- 6 Acres of Land and Kennel Block
- Accessible Location with Fantastic Transport Links

ASKING PRICE £795,000

GET IN TOUCH

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

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DESCRIPTION

Nestled in the attractive countryside near Little Stainton, Carr House is a charming and versatile rural property offering an exceptional blend of traditional character and modern living. Surrounded by rolling farmland and open views, the property provides a rare opportunity to enjoy country living while remaining within convenient reach of nearby towns and transport links.

Carr House boasts a wealth of original features. With a large kitchen/dining area fitted with an oil-fired aga, modern units and ample space for entertaining, this forms the hub of the home. A cosy family living room offers an additional reception room, enhanced by a multi-fuel log burner. Further rooms on the ground floor include a utility room, cloakroom with shower and WC and an office. Upstairs, there are three well-proportioned bedrooms, one with an en-suite bathroom. All of the bedrooms are finished with a bright and tasteful natural style. There is a large family bathroom and ample storage space throughout.

Complementing the main residence is a one-bedroom annex, making it ideal for guest accommodation, extended family, or potential rental income. The annex can be accessed from the kitchen in the main house and from a separate external entrance door, providing a ground floor kitchen and living area with double patio doors to the garden. The second floor consists of one bedroom and a modern bathroom. The annex can be self-contained or as an extension to the living in the main house.

Externally, Carr House truly comes into its own. There is a well-maintained south facing lawned garden. The property benefits from a large gravel parking area, range of outbuildings and includes a purpose built kennel block.

The kennel block is a self contained building with kitchen facilities and a WC. This has been built to a high specification. The current vendor has previously run a successful fully licensed boarding kennel business from this building. Additionally, there is an enclosed lawned area to the front of the building. The building has previously had planning permission to be converted into two holiday lets. This has now lapsed and any purchaser would need to make their own enquiries with the local authority.

Within the grounds lies a picturesque, spring-fed pond stocked with fish, adding to the



tranquility and lifestyle appeal of the setting. The surrounding land provides ample space for grazing or smallholding use. The land extends to approximately 6 acres.

With its idyllic location, additional income potential, and extensive grounds, Carr House represents a unique opportunity to acquire a lifestyle property in a sought-after countryside setting.

LOCATION

Carr House is set in a quiet rural position close to Little Stainton, surrounded by open countryside and farmland, offering a high degree of privacy and attractive views.

The property benefits from good connectivity to the wider North East region, lying approximately 6 miles north-west of Stockton-on-Tees, 10 miles north-east of Darlington and 14 miles south of Durham City. The A1(M) is located approximately 7 miles to the west, whilst the A19 is around 5 miles to the east, providing convenient access north and south throughout the region.

Darlington Station is approximately 6 miles south-west of Carr House and provides trains direct to London and Edinburgh. Teesside International Airport lies approximately 11 miles to the south, and Newcastle upon Tyne is approximately 34 miles to the north, making the property well positioned for both agricultural operations and wider commercial or residential accessibility.

ACCESS

The property benefits from direct access from the unclassified council maintained highway known as Bishopton Lane. The access to the property is gated providing extra security and privacy.

SERVICES

Mains water and electricity, foul drainage to a septic tank.

EASEMENTS AND WAYLEAVES

The property is sold subject to a wayleave with Northern Powergrid for the low voltage electricity pole on the property.







MINERAL RIGHTS

Included in so far as they are owned.

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 is D.

LOCAL AUTHORITY

Darlington Borough Council

COUNCIL TAX BAND

Carr House is assessed as Council Tax Band D.

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 Sedgfield office on Tel: 01740 622 100

NOTES

Particulars prepared May 2026 and photographs taken April 2026.









Carr House Farm



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