



Hag House Farm, Pity Me, DH1 5RN  
2 Bed - Barn Conversion - House  
£1,450 Per Calendar Month

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# Hag House Farm Pity Me, DH1 5RN

Must be viewed - Enjoy breath-taking countryside views and soaring vaulted ceilings, only steps from the Arnison Centre and moments from Durham City.

This property is certainly one to view. Full of character and charm, it offers a warm, inviting lounge with far-reaching views, and a recently updated kitchen fitted with sleek high-gloss units and modern appliances, including an induction hob, electric oven, fridge-freezer, and dishwasher. The ground floor also benefits from a convenient WC.

Upstairs, you'll find two bedrooms. The master bedroom features impressive vaulted ceilings with exposed beams and its own private ensuite. The second bedroom is a single room that could easily double as a home office. A further bathroom completes the first floor, comprising a bath, hand basin, and WC.

Outside, the property enjoys a spacious, low-maintenance front garden and generous parking for multiple vehicles.

Harvest View is ideally positioned just off Rotary Way, close to Arnison Retail Park, which offers an excellent range of everyday amenities. Durham City Centre is approximately two miles away, and the A167 provides convenient links to the A1 both north and south. The location also offers easy access to Durham University and New College Durham.

Council Tax Band - D Annual Cost - £2320.54

EPC Rating - C

BOND £1,450

Required Earnings: Tenant Income - £54,000 Guarantor Income (If Required) - £57,000











### **REDRESS**

For Redress we subscribe to the Property Redress Scheme (PRS) – Premiere House, 1st Floor, Elstree Way, Borehamwood, Hertfordshire WD6 1JH

### **AGENTS NOTES**

Property Construction – Standard, non-traditional

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Selective licencing area – no

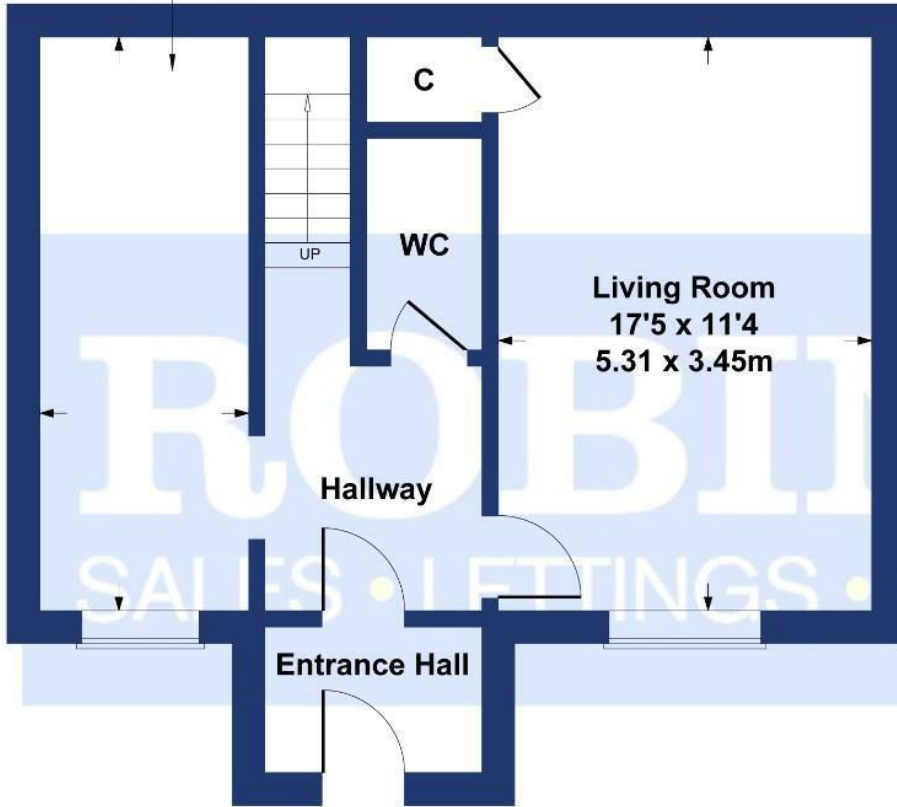
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the landlord prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.



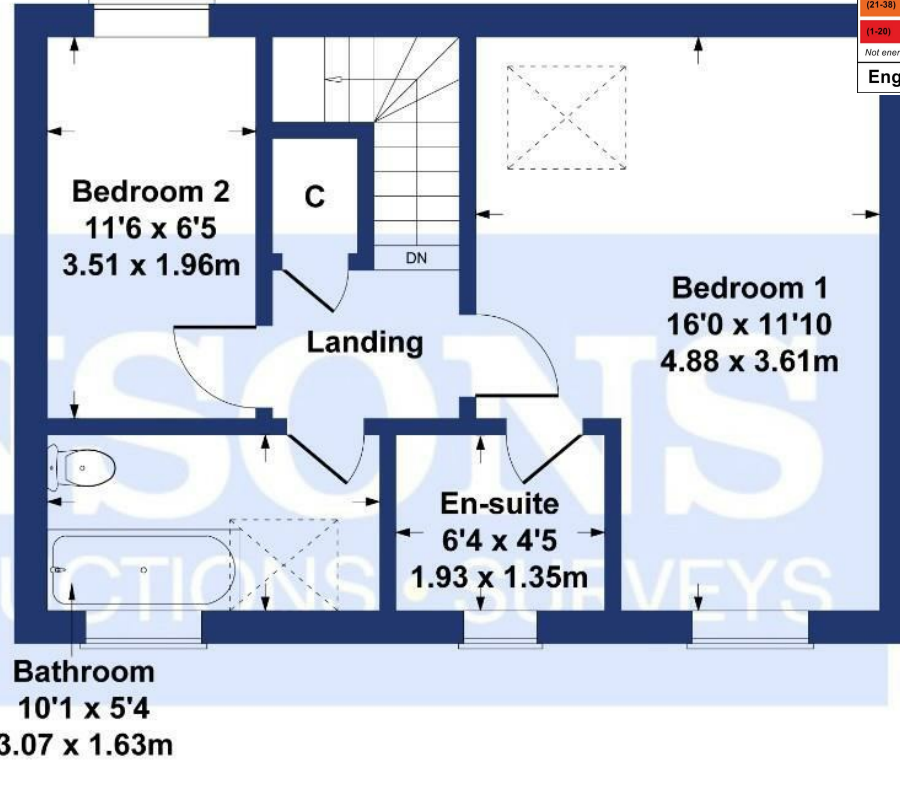
# Harvest View

Approximate Gross Internal Area  
912 sq ft - 85 sq m

**Kitchen/Breakfast Room**  
16'0 x 6'4  
4.88 x 1.93m



**GROUND FLOOR**



**FIRST FLOOR**

**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. 2025

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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