



**FINE & COUNTRY**  
Homes from Robinsons

SLINGLAW SLINGLEY HILL FARM EAST  
SEATON | SR7 0NL

# SLINGLAWE SLINGLEY HILL FARM EAST

## SEATON | SR7 0NL

It's all about the outdoors at Slinglawe Farm which offers a prime opportunity to run a equestrian business from a large family home with panoramic countryside views.

With 11 loose boxes and 30 acres including hay fields, the farm at Seaton, near Seaham, is ideally set up for a livery or training yard whilst some of the land is already providing income as storage space for caravans.

The farmhouse could be remodelled as two separate cottage-style properties and there are many other options for the land, from a creating market garden to a campsite or log cabins, upon securing planning permission.

The two storey, brick-built farmhouse has an excellent living room with glazed doors opening to the garden on two sides leading to an elevated outdoor dining area, and a wood-burning stove set in a feature inglenook fireplace.

There is a separate dining room and a large, dining kitchen with an extensive range of units that is at the heart of this country home. Stripped floorboards run throughout the ground floor.

Upstairs are four characterful bedrooms with built-in storage and three bathrooms.

Outside there are extensive lawns, a chicken run and plenty of space to become self-sufficient with planting fruit and vegetables.

The loose boxes are in a large barn that also has space for feed storage, tack and equipment, alongside other outbuildings.

The extensive land that comes with the property includes a generous parking area at the front with space for up to eight vehicles.

The hay fields generate up to 160 hay bales which could generate additional income or provide feed for the horses on site.

The opportunities at Slinglowe Farm are numerous and it represents a chance to fulfil lifestyle dreams.



















#### AGENTS NOTES:

- \* LPG Central heating, via radiators
- \* Mains water
- \* Septic tank sewerage system
- \* Freehold
- \* Title Number for boundaries:- DUI63442
- \* Council Tax Band:-
- \* What 3 Words location:- flipps.wriggled.battle
- \* Public footpath crossing one field
- \* EER: C75

#### LOCATION:

Within easy commuting to all major North East town and Cities including, Durham City to the West, Sunderland to the East and Newcastle to the North. We would strongly recommend an early inspection as properties of this stature, versatility and facilities are rarely available in the market place today.



#### VIEWINGS:

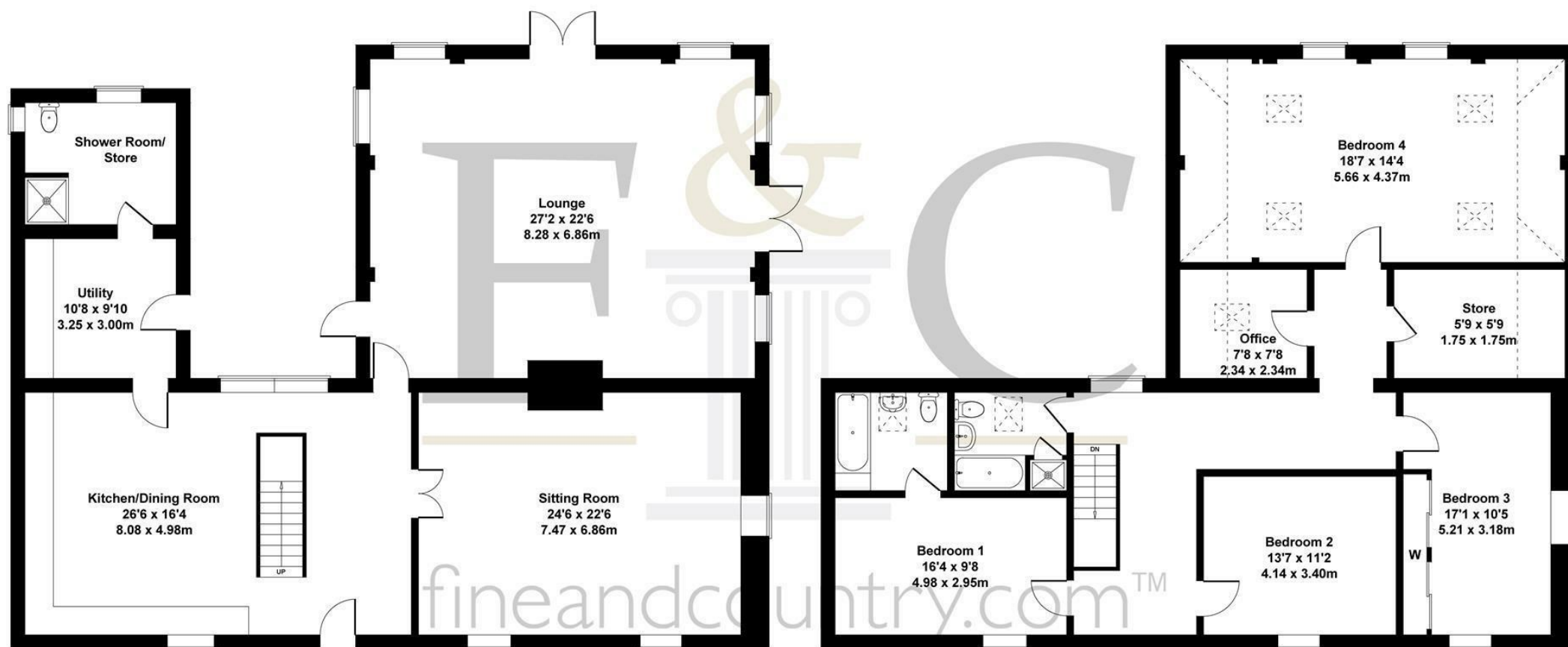
Via Fine & Country

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## Slinglowe

Approximate Gross Internal Area  
3218 sq ft - 299 sq m



### 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. 2021

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. Fine & Country (Robinsons) can recommend financial services, surveying and conveyancing services to sellers and buyers. Fine & Country (Robinsons) staff may benefit from referral incentives relating to these services.





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