



Allers Lea, Cowshill, County Durham, DL13 1DF
Guide Price £375,000

**Vickers
& Barrass**
Est. 1973
Land and Estate Agents

A unique and exciting opportunity to purchase a three bedroom stone built property set within 4.19 hectares (10.34 acres) grassland in the North Pennies Area of Outstanding Natural Beauty. Situated in an elevated position to take advantage of the views across the dale, the property offers huge potential to create an idyllic family home.

- Detached stone built house and outbuildings
 - 4.19 hectares (10.34 acres) grassland
 - Panoramic views
 - Separate stone barn
 - An abundance of wildlife
- Energy Performance Rating F
 - Viewing encouraged

LOCATION

Allers Lea is located to the west of Cowhill in an elevated position amongst the upper Weardale rural landscape. The property is very private but there are houses in close proximity, ensuring it does not feel isolated.

There are local amenities in St John's Chapel, located three miles to the east and the larger town of Stanhope is 10 miles to the east. Alston lies 10 miles to the west.

ACCESS

Allers Lea is accessed via a 400m track which leads off the A689 to the west. The track is steep in places and a narrow bridge, Allers Bridge over Killhope Burn must be crossed. The track then continues to Allers Lea. This is shown in purple on the sale plan.

DESCRIPTION

A fantastic opportunity to purchase a property situated in the heart of the North Pennines Area of Outstanding Natural Beauty with far reaching views across Weardale. The property extends to 4.19 hectares (10.34 acres) in total comprising three bedroom stone built house, outbuildings and 4.01 hectares (9.93 acres) ring fenced permanent grassland which boasts a plethora of wildlife.



Allers Lea requires modernisation but offers huge potential to create a wonderful home allowing any purchaser to live in a peaceful location, off the beaten track. The house dates back to approximately 1900 and retains many original features.

The entrance porch leads to two spacious reception rooms which are to the front of the property, one has an open fire and original flag flooring and the second has a multi fuel stove, this room also has direct access to the adjoining two storey barn. The kitchen and adjoining pantry are situated to the rear of the house. There is a third reception room to the rear and access can be gained to the adjoining garage/outbuilding.

To the first floor there are three double bedrooms, two to the front and one to the rear. There is a shower room which does require completion and a bathroom, fitted with a bath, wash basin and WC.

The property has single glazed, timber frame windows throughout.

There is an adjoining two storey stone built barn, which can be accessed directly from the house, this offers



potential for conversion, subject to obtaining the necessary planning consents. There are further stone built barns near the property and a standalone barn in the field to the west.

The land surrounds the property and gently slopes north towards Killhope Burn. The land is classified as Grade 5 agricultural land which is predominantly permanent grassland with areas of rushes, parcel 3, as shown on the Sale Plan, has an area of woodland. The land is described as slowly permeable seasonally wet acid loamy and clayey soils. The boundaries are in reasonable condition and comprise stone walls.

FIELD SCHEDULE

Parcel	Hectares	Acres	Description
1	0.9	2.23	Permanent Grassland
2	0.96	2.37	Permanent Grassland
3	0.47	1.17	Woodland
4	1.68	4.16	Permanent Grassland
Total	4.01	9.93	



SERVICES

The house has mains electricity, a spring water connection, oil fired central heating and septic tank drainage. There is a mains water connection in the field to the east which isn't connected at present but is available to connect to.

BASIC PAYMENT SCHEME & STEWARDSHIP

The land is not registered with the Rural Payments Agency and is not subject to any Countryside stewardship, Environmental stewardship or similar schemes.

PUBLIC RIGHTS OF WAY

The property is subject to several public rights of way; the first is along the access track continuing through parcel 3 east to west, and the second runs along the southern boundary of parcels 2 and 4. They are identified on the Sale Plan with a green dashed line.

COUNCIL TAX BAND

Durham County Council Tax Band C.

SPORTING & MINERAL RIGHTS

The sporting and mineral rights are assumed to be owned and in hand.



ACREAGES

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

COSTS

Each party is to bear their own costs.

MONEY LAUNDERING

Prospective buyers should be aware that in the event that they are successful they will be required to provide documents in relation to the current Money Laundering and Terrorist Financing Regulations.

TENURE

The property is held freehold and vacant possession is available on completion.

METHOD OF SALE

The property is offered for sale as a whole by private treaty.

VIEWINGS

Please contact Vickers & Barrass Darlington office on 01325 728084 to arrange a viewing, which are strictly by appointment only.



LOCAL AUTHORITY

Durham County Council
www.durham.gov.uk
03000 26 0000

NOTES

Particulars prepared – May 2023
Photographs taken – May 2023

PARTICULAR NOTES

The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute, all or part of an offer or contract; all descriptions, dimensions, areas, references to condition and necessary consents for use and occupation and other details are given as a guide only and without responsibility. Any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to their accuracy.

No employee of Vickers & Barrass, Chartered Surveyors has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given by the Vendors or the Lessors of this property.

Any offer for this property will be taken as an admission by the intending purchaser that they have relied solely upon their own personally verified information, inspection, and enquiries.

The photographs show only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.

Where any reference is made to planning permissions or potential uses, such information is given by Vickers & Barrass, Chartered Surveyors in good faith. Prospective purchasers should make their own enquiries with the Local Planning authority into such matters.

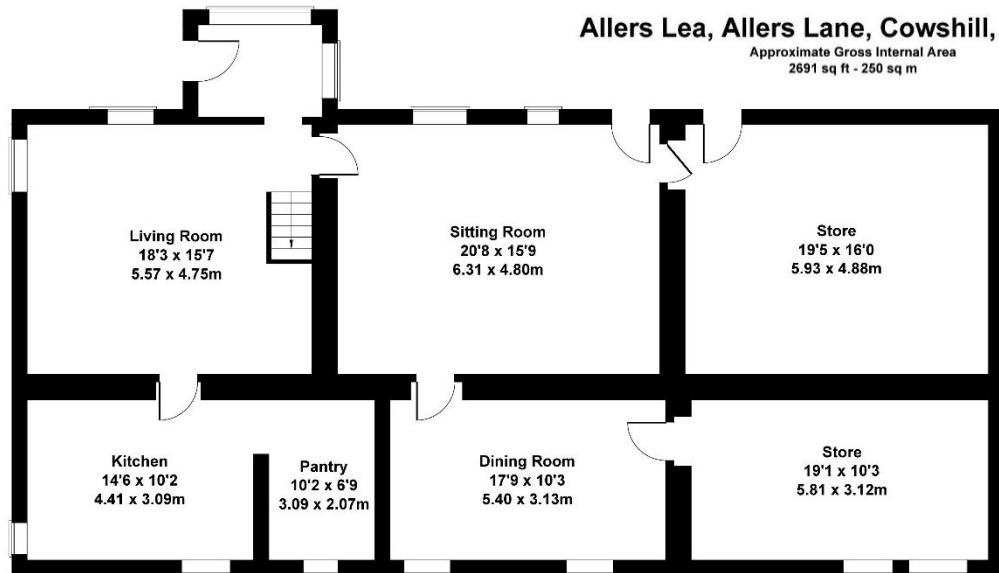
The Vendors reserve the right to generally amend the particulars or method of sale.

The property is sold subject to reserve(s). Vickers & Barrass, Chartered Surveyors reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

The particulars have been prepared in accordance with the Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.



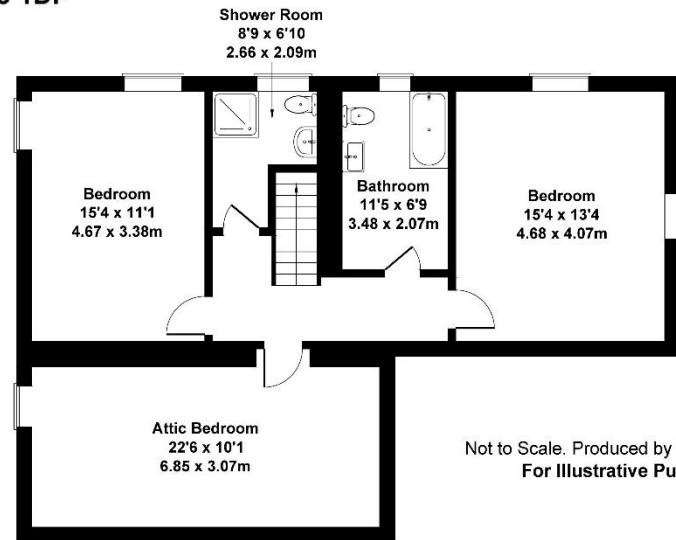




GROUND FLOOR

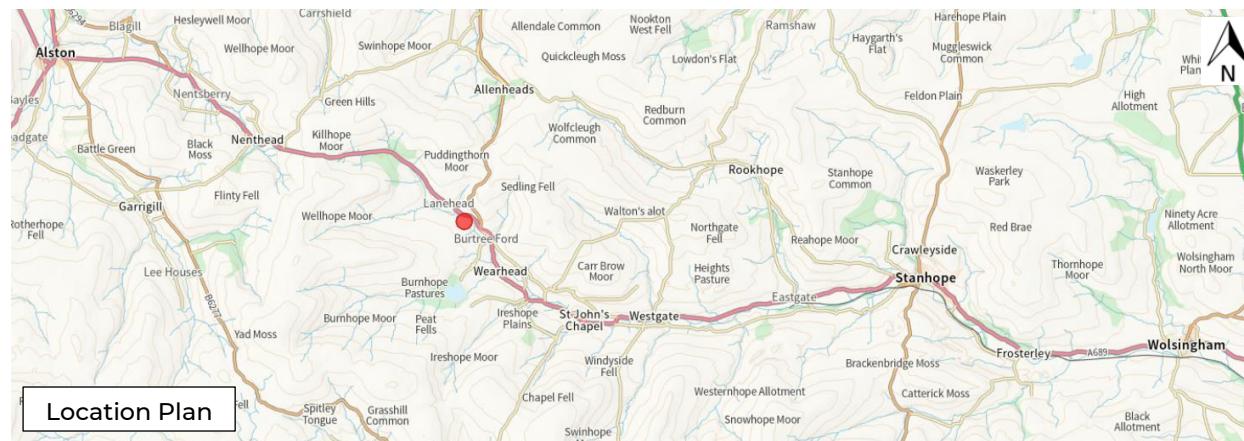
Allers Lea, Allers Lane, Cowshill, DL13 1DF

Approximate Gross Internal Area
2691 sq ft - 250 sq m

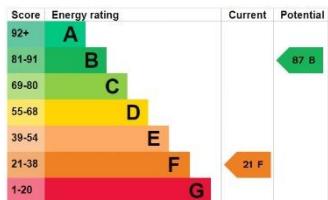


FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. 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. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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