



Old Spa Farm is a detached Grade II Listed farmhouse situated in its own grounds with beautiful countryside views to all sides. The property is only a short drive away from Croft Village giving fantastic access to Darlington train station and Teeside Airport. The property is accessed via a private driveway with cattle grid and bridge going over the adjoining beck. There is a sweeping drive to the front of the property with lawn and borders. There is a detached garage/workshop and separate annex/studio ideal for home working. There is a green house, vegetable garden and wildlife pond as well as substantial rear garden and tennis court.

Internally, the property comprises of a farmhouse kitchen with Aga, central island and breakfast area which leads to the conservatory with view of the rear gardens. There are two formal reception rooms as well as boot room, utility and WC to the ground floor. Also to the ground floor there is a large double bedroom with ensuite. To the first floor there are two double bedrooms, two single bedrooms and a family bathroom. There is an option to include the paddock to the front should it be needed.





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

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MAB 6202



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