

Ricklees Farm

HIGH SPEN | ROWLANDS GILL | TYNE & WEAR



FINEST
PROPERTIES



A beautiful detached three bedroom country house
with separate two bedroom annexe, extensive gardens
and paddock, in a rural yet accessible setting

Rowlands Gill 3.8 miles | A1(M) Junction 73 5.2 miles | Gateshead Metro Centre 5.8 miles

Shotley Bridge 7.8 miles | Newcastle City Centre 9.0 miles

Newcastle International Airport 11.2 miles | Durham City Centre 17.2 miles





Accommodation in Brief

Main House

Entrance Hall & Boot Room | Drawing Room | Sitting Room
Kitchen/Dining Room | Shower Room | Sauna | Principal Bedroom
Two Further Bedrooms | Family Bathroom

The Bungalow

Entrance Hall | Sitting Room | Kitchen | Garden Room | Utility Room | WC
Two Bedrooms | Bathroom

Externally

Garage | Driveway & Parking | Gardens | Outdoor Seating Areas
Raised Beds | Paddock | Around 2.15 Acres in All







The Property

Ricklees Farm is a fantastic stone-built country house of exceptional quality with an impressive separate two bedroom bungalow, which is an excellent addition for ancillary accommodation for family, guests or to let out for an additional income stream. The two properties stand in a large plot of generous and attractive gardens with far-reaching views, along with a well-maintained paddock.

Main House

The beautiful external appearance is matched by superb interior décor that marries a traditional country house atmosphere with high quality contemporary fixtures, fittings and workmanship. The entrance hall and boot room provides a wonderful practical arrival, with an abundance of storage and access directly to the gardens. There are two gorgeous reception rooms. The stunning drawing room is bathed in light from the southerly aspect. The room feels light and airy, with the ceiling to end soaring high above as a staircase rises to the first floor. French doors sweep open to the patio outside, and the views stretch away into the distance. Herringbone flooring runs underfoot, and a grand fireplace houses a woodburning stove. The adjoining sitting room has a cosy yet generous feel, with a striking inglenook fireplace. Again, there are wonderful southerly views and herringbone flooring. Bi-fold doors lead out to the patio and gardens. Both reception rooms feature delightful wooden window shutters.

The kitchen/dining room is warm and inviting. Bespoke cabinetry wraps around the room and combines with a large central island for work and dining. The centrepiece is a striking range cooker that is complemented by high quality discreet integrated appliances. Bi-fold doors to the patio create the opportunity for indoor/outdoor living and dining. The ground floor is completed by a stunning fully tiled shower room with elegant contemporary suite. For a luxurious extra touch, there is also access to the fabulous sauna.

There are three expansive bedrooms arranged across the first floor. All three are light and spacious for absolute relaxation. The principal bedroom has a dual aspect and plentiful fitted storage. There are also fitted wardrobes within another of the bedrooms. The bedrooms are served by a sensational boutique-style bathroom, complete with freestanding clawfoot bath, walk-in rainfall shower, twin wash hand basins set in a vanity unit, WC and heated towel rail. The finish is simply exquisite.



The Bungalow

Sitting beside the main house is the lovely two bedroom bungalow, offering ancillary accommodation and providing great flexibility. The bungalow is appointed to the same impressive standards as the main house, with welcoming living space and the convenience of single storey access throughout.

The entrance hall links to an inner hall with onward access; the living accommodation sits to one end and the bedrooms to the other. The sitting room has a vaulted ceiling and an eye-catching exposed stone feature wall. Twin sets of French doors open either side of the central fireplace, and outside is the elevated south-facing terrace that runs the full length of the property. The kitchen is fully-stocked with units at wall and floor level, all finished in contemporary style and housing a range of quality appliances. The utility room has an additional sink, storage and workspace, with a useful WC adjoining. Half-glazed double doors open from the kitchen to the garden room with glorious open views across the gardens and the unspoiled landscape beyond. This is a peaceful haven to escape the hustle and bustle of modern life.

There are two double bedrooms, each finished in relaxing neutral colour palette and each benefitting from fitted wardrobes. The bedrooms are served by a modern bathroom with suite comprising bath, separate shower, wash hand basin set on a vanity unit and WC.

The comprehensive nature of the accommodation brings a variety of possibilities, including private self-contained living for a dependent relative. Visiting friends and family can be hosted in style, or interested parties may wish to explore the possibilities of letting out the bungalow to generate an income stream.





Externally

Ricklees Farm sits within a generous plot incorporating landscaped gardens, a fantastic mix of outdoor seating and entertaining areas and a well-maintained paddock of around 0.8 acres. As a whole, the property extends to around 2.15 acres, with far-reaching views over rolling countryside.

The tarmac driveway opens to a parking and turning area with space for numerous vehicles. The driveway also leads to the garage which forms one end of the bungalow, but can be used for either property with ease. Formal gardens wrap around three sides of the main house, with a patio running all around the property for fabulous outdoor entertaining. Manicured lawns stretch away to the boundaries. The bungalow has a terraced decked patio that runs across the south-facing elevation and overlooks the lawns. Another patio area sits to the eastern elevation outside the garden room. A separate garden area has a flagged footpath leading to a trellis arch and on to a small orchard with raised planting beds. Tucked behind this area are useful greenhouses and outbuildings.

The paddock is well-fenced and accessible, offering a lovely enclosure for anyone with equestrian interests, with around 0.8 acres of good land. Interested parties may wish to consider options such as setting up shepherds' huts or yurts for a glamping business, subject to securing the necessary consents.

Further land may be available by separate negotiation.





Local Information

Ricklees Farm is situated in an extremely private and rural position north of the old mining village of High Spen, yet with excellent access to the Metro Centre, Newcastle city centre and Newcastle International Airport. High Spen benefits from a range of facilities including a pub, farm shop, local convenience store, café, church and primary school. The village is on the edge of Chopwell Woods, offering many walking trails and outdoor activities.

Just a few miles away is Rowlands Gill, a well-located commuter village in the Derwent Valley which has a semi-rural feel and offers easy access to the popular Derwent Walk, an old railway line which runs about 10.5 miles from Swalwell to Blackhill which now provides a footpath, bridle-way and cycle track. The National Trust Gardens at Gibside are a short walk from the village centre and offer miles of woodland and riverside walks with views across the Derwent Valley, entertainments and events for adults and children. The Derwent Valley abounds with wildlife and is a breeding ground for red kite. Rowlands Gill provides a full range of day-to-day amenities including shops, restaurants, a library and primary school, while Shotley Bridge offers a further range of professional services and a hospital. Newcastle city centre, which is also very accessible, provides comprehensive cultural, educational, recreational, shopping and professional facilities. Excellent secondary schools are available in nearby Blaydon, Whickham and Consett.

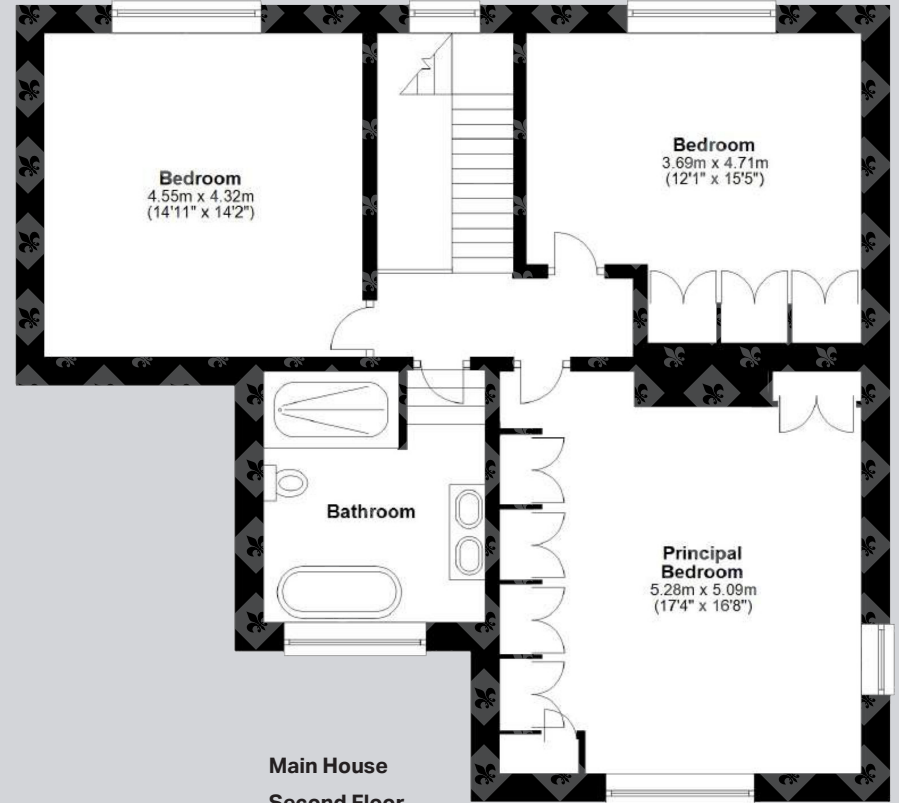


For the commuter, Rowlands Gill offers excellent transport links with the A692 and A694 giving quick access to the A1 and onwards to the Gateshead Metro Centre, Newcastle city centre and other major centres of the north east. Newcastle International Airport, together with rail stations at Newcastle and Durham, which offer regular mainline services north and south, are all extremely accessible.

Floor Plans

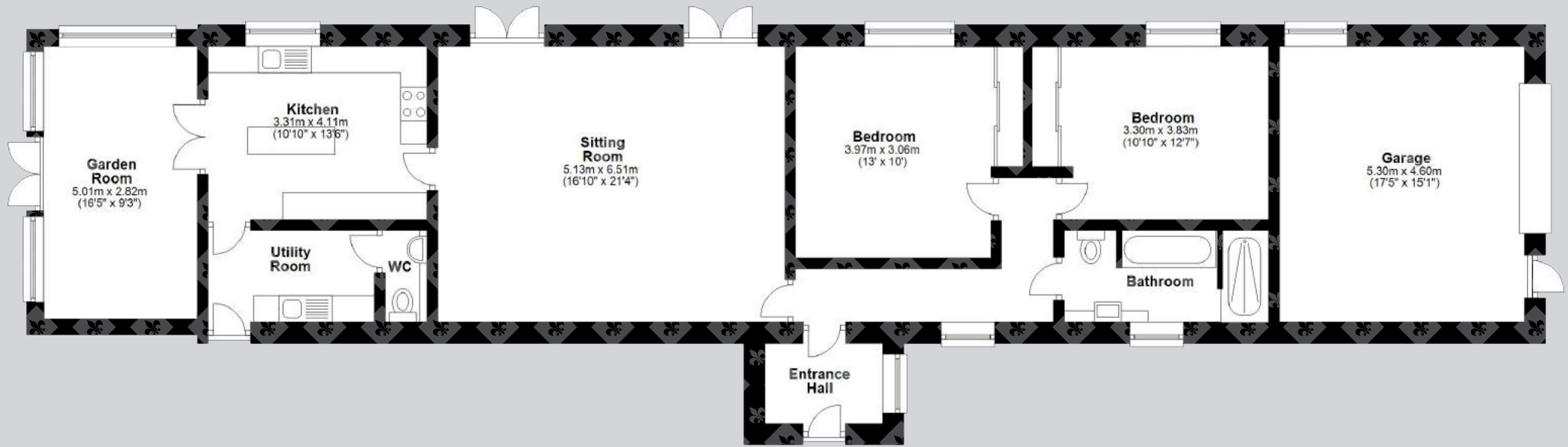


Main House
Ground Floor



Main House
Second Floor

Total area: approx. 205 sq. metres (2206 sq. feet)



**The Bungalow
Ground Floor**

Total area: approx. 150 sq. metres (1620 sq. feet)

Directions

From the A1, take the A694 (Derwenthaugh Road) signposted to Consett, Whickham, Swalwell. Continue on through Winlaton Mill and on to Rowlands Gill. From Rowlands Gill town centre, take the right turn onto the B6315, signposted for Ryton, High Spen and Highfield. Follow this road for 2.9 miles, through Highfield and High Spen. Once out of High Spen, take the second turning on the right and go through the stone gateposts. Ricklees Farm is at the end of the driveway on the right-hand side.

Google Maps

what3words



///easily.cello.spring

Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Services

Mains electricity and water. Oil-fired central heating.
Drainage to septic tank.

Postcode

NE39 2EU

Council Tax

Band F

EPC

Rating E

Tenure

Freehold

Viewings Strictly by Appointment

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