



Far Pasture Farm,
Ninebanks, Hexham, NE47 8DB

youngsRPS 

**Far Pasture Farm
Ninebanks
Hexham
NE47 8DB**

Guide Price: £635,000

A well-presented small holding, comprising of a three-bedroom farmhouse, traditional building, stables and approximately 12.47 acres of agricultural/wood land.

- Detached three bedroom farmhouse
- Circa 12.47 acres of grazing/meadow/wood land
- Stables
- Ideal small holding
- Diversification opportunities
- Breathtaking views

For sale by private treaty

youngsRPS 

Hexham 01434 609000



Far Pasture Farm is a rare offering to the market in that it represents an ideal well-presented small holding with all of the necessities. All of which are set within an idyllic and accessible location with panoramic views overlooking the West Allen Valley.

The necessities are a well maintained three bedroomed traditional farmhouse, modern stables, a detached stone barn, all set within an area of approximately 13.34 acres which includes, the steading/gardens, pastureland, two upland meadows and amenity woodland. Its nature and compact size, ensures that it encompasses the ideal amount of land to fulfil any smallholder's dream without the fear of it being too much.

THE FARMHOUSE

The farmhouse sits on a site which formerly comprised of a cattle byre, a dairy, and the farmhouse; however the property has been lovingly converted over time to what it is now a charming three-bedroom farmhouse. The conversions have been done sympathetically to ensure that all the character and charm has been retained whilst also offering a modern home that is light, comfortable, and homely.

On the ground floor, entrance is taken via a porch and

immediately the fresh and immaculate nature of the house is clear with a modern shower room directly accessible from the porch. The shower room includes a walk in shower, a tiled floor with underfloor heating, a tiled walled surround, bowl sink on a modern marble topped vanity unit and a WC.

From the porch there is an open plan kitchen which in keeping with farmhouses is the heart of the house. There is a family room within which provides an ideal space for relaxing aided by a large ESSE multifuel range cooker. The kitchen itself has all the modern appliances including an electric induction hob and oven, a stainless-steel fridge/freezer, an integrated freezer, and an integrated dishwasher. There are wooden wall and floor units capped with marble worktops sitting on a tiled stone floor, providing the perfect contrast between new and old. The practicality of the farmhouse kitchen is evident with the presence of two sinks, one of which sits within its own corner of the kitchen which essentially provides a "utility" room within the kitchen, where there is also a washer.

Above the kitchen and in keeping with the open plan nature of the room is a useful mezzanine floor which houses the office and is a great additional space.

From the kitchen there is access to a spectacular dining room/hallway. This has a distinctive high ceiling with

exposed beams and stonework on the walls which give it a medieval feel. The dramatic high ceiling ensures that it is ideal for entertaining however in keeping with the house in general it is of a suitable size for everyday living with a log burner which adds to the highly desirable homely feel.

Accessible from the kitchen and the dining room is the sitting room. Typical of the property it has traditional features such as exposed beams retained and yet is modern and light. The large windows and French doors provide light and access to the garden and frame the breath-taking views of the valley and the countryside beyond. Within the sitting room is also a multifuel range which sits in a traditional fireplace.

Accessible from the hallway are two downstairs double bedrooms and a modern bathroom. Both bedrooms benefit from glazed French doors which provide not only natural light but access to the external grounds. The views in the master bedroom are spectacular and these, along with direct access to outside is a rarity. The bathroom is light and modern, with a lovely clean and fresh feel to it; there is a comfort in abundance with a standalone bath whilst two bowl sinks sit on a marble top further luxuries include a stone tile floor with underfloor heating beneath.



On the first floor is the third double bedroom, again the breath-taking views are visible from within and are enhanced further by a balcony which provides elevated viewing across an already stunning view.

The farmhouse benefits from double glazed windows throughout and an oil fired central heating system which complements the abundance of natural heat provided by the stoves. Further efficiency is provided by the solar PV panels on the roof which supply electricity to the grid with monies made back in return.

Drainage is to a private septic tank, with water provided by a natural source with a UV filtration system in place.

EXTERNALLY

The property benefits from a well-kept lawned garden and flower beds. In addition, there is a vegetable garden with raised beds and a patio which provides the ideal space for entertaining and enjoying the surrounding views. Such is the nature of the garden/patio, and its panoramic views, it is possible to enjoy the majority of the day in sunlight.

Adjacent to the house but not attached is a small stone barn. Currently used for storage this provides an ideal opportunity for development and offers scope to provide extra accommodation. It is of sufficient size to create an additional

bedroom with perhaps an ensuite facility. There is the possibility to join onto the existing house or develop a standalone annex. Any development would require the necessary consents however if successful it would add significantly to the property.

Aside from the traditional barn, there is a useful modern stable block in close proximity to the farmhouse but far enough away to ensure a natural divide. The wooden framed stables sit on a concrete floor and comprise of two stables, a large store room and a tack room.

THE LAND

The land sits below the house and the stable block and is directly accessible from both. It comprises of approximately 12.47 acres and includes 7.01 acres of upland hay meadows and/or grazing land, 3.08 acres of grazing land, which is cuttable and 2.38 acres of amenity woodland.

The meadow land as it is currently utilised provides more than enough fodder to feed the current livestock on the farm, with the remainder sold. The area utilised is sufficient to ensure that any small holder would be self-sufficient for winter crop. Aside from providing the essential winter feed, the land in the spring and summer provides an ever-changing picture of flora and fauna as the summer flowers bloom and the upland birds and deer enjoy the peace of the valley.

The pasture land, is currently split into smaller parcels which is ideal for horse grazing, the same use could be continued, however its direct access to the stable block would lend itself to other forms of livestock grazing, which could be housed with relative ease if required.

The woodland holds significant amenity appeal and does also provide welcome shelter to the fields it surrounds. It also provides a regular and natural source of firewood, which is particularly useful given the log burning stoves within the farmhouse.

LOCATION

The property is situated in the North Pennines Area of Outstanding Natural Beauty and as the designation suggests Far Pasture Farm is set in a stunning location. The property benefits from breath-taking views and varying, with the river providing serene calm and the moors beyond providing a dramatic contrast, both of which frame the low lying pastureland on the valley bottom.

Despite being situated in such a rural and stunning area, the property is still accessible, with the town of Allendale being only 5.4 miles to the north east. Allendale has an excellent primary school, a doctor's surgery, an independent co-op, a pharmacist and a post office and a range of other shops, tearooms, and numerous pubs.



The towns of Alston and Hexham lie 8 and 10 miles to the west and east respectively, both of which provide numerous additional services, schools, and shops, with Hexham offering several supermarkets and other such facilities and amenities expected from a market town. Further facilities and schooling are available at Haydon Bridge which lies 12 miles to the north of the property.

The property is directly accessed via a minor public road.

SERVICES

The property is serviced by mains electric, private water (with a UV filtration system in situ) and private drainage. Heating is provided by an oil-fired central heating system.

The property benefits from superfast fibre optic broadband via the B4RN project.

GENERAL REMARKS & STIPULATIONS

METHOD OF SALE

The Property is offered for sale initially by Private Treaty. All interested parties should register their interest with us to be kept informed as to how the sale will be concluded. Please direct expressions of interest to Harry Morshead MRICS.



ENVIRONMENTAL SCHEMES

The land is currently subject to an Entry Level plus Higher Level Stewardship Scheme, with an annual payment of approximately £1,043 received. The claim for this year's monies has been made and the vendor will retain these in full. The buyer(s) will give an undertaking not to breach the scheme rules from the date of completion to the end of the scheme year (31/12/23) and indemnify the claimant if any breaches occur.

On completion YRPS will transfer or terminate the scheme depending on the preference of the buyer. YRPS fees of £300 plus VAT will be paid by the purchaser for carrying out these actions.

The nature of the land with its potential in so far as Natural Capital and Biodiversity suggests that schemes, be they current or future with Natural England or a third party, could be attractive and depending on preference may provide an income stream worth exploring.

AREAS

The areas and measurements stated have been assessed in accordance with OS data and digital mapping. Interested parties should though satisfy themselves in this regard.



BASIC PAYMENT SCHEME

The land is eligible to receive the basic payment. The claim for the current scheme year has been made and the monies received will be retained in full by the claimant.

The buyer(s) will give an undertaking not to breach the scheme rules from the date of completion to the end of the scheme year (31/12/23) and indemnify the claimant if any breaches occur

MINERAL AND SPORTING RIGHTS

The Sporting rights are owned in hand. The Mineral rights are reserved to a third .

ANTI MONEY LAUNDERING REGULATIONS

The purchaser will be required to provide proof of identification to comply with Money Laundering Regulations in the form of a copy of the Purchasers' passport, together with a copy of the Purchasers' driving license or a recent utility bill as proof of residence.

COUNCIL TAX BAND

Far Pasture Farmhouse is assessed as Band D.

EPC RATING

Far Pasture Farmhouse has an EPC rating of F.



EASEMENTS, WAYLEAVES AND THIRD PARTY RIGHTS

The land is sold subject to and with the benefit of all rights of way, water, drainage, water courses, light, and other easements, quasi or reputed easements and rights of adjoining owners (if any) affecting the same and all matters registerable by any competent authority pursuant to statute.

LOCAL AUTHORITY

Northumberland County Council. Any enquiries regarding planning or statutory matters should be directed to the Local Authority.

VIEWINGS

Viewings should not be unaccompanied and are by prior appointment only. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 609000 or harry.morshead@youngsrps.com / katie.proctor@youngsrps.com
Particulars Prepared: July 2023







IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



R201

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