

Old Farm

EAST WOODFOOT | SLALEY | HEXHAM | NORTHUMBERLAND



FINEST
PROPERTIES



A stunning stone-built property with extensive
gardens, meadow and woodland in a desirable and
convenient location

Hexham 5.1 miles | Corbridge 5.4 miles | Newcastle International Airport 20.5 miles
Newcastle upon Tyne 22.5 miles | Gateshead 22.5 miles

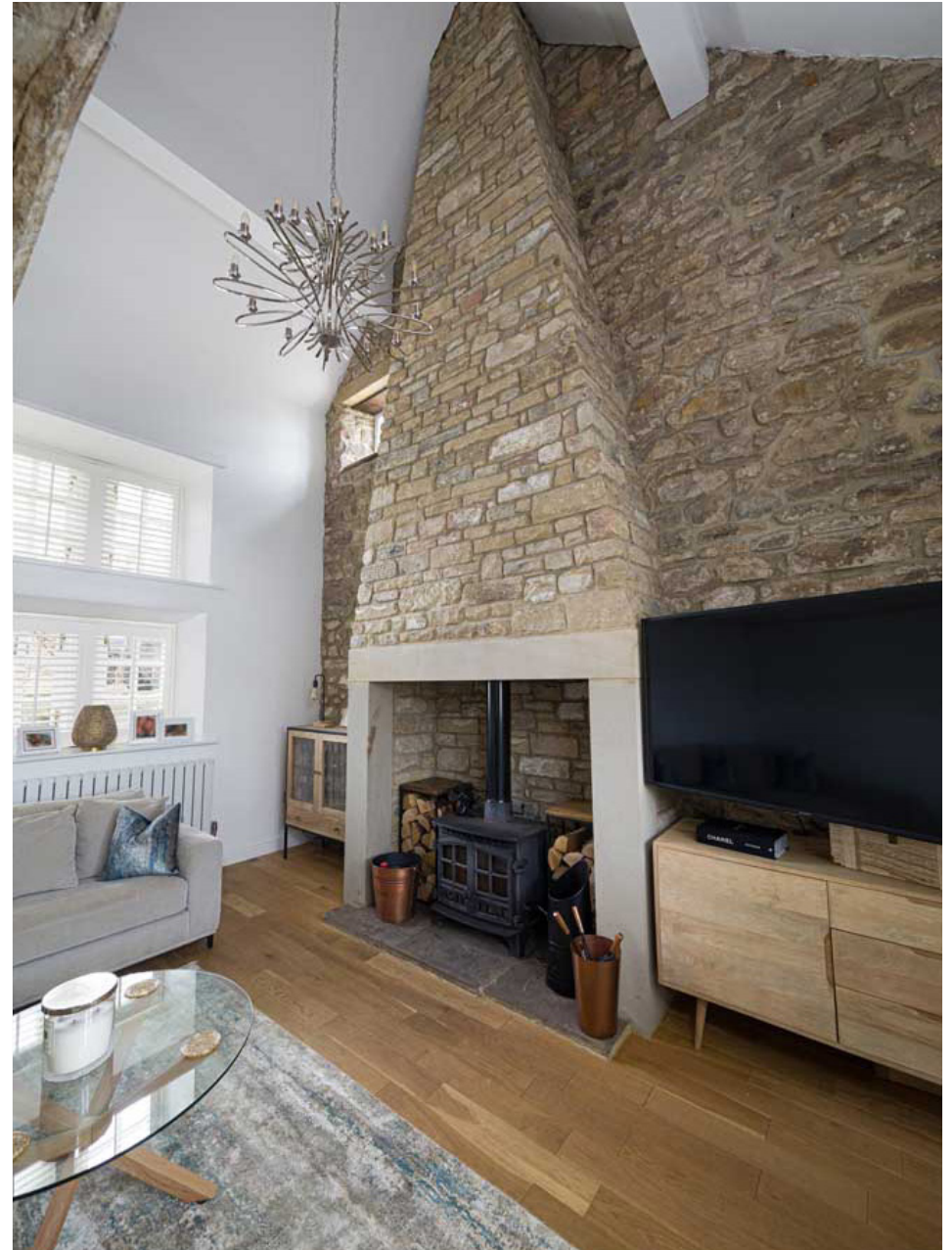




Accommodation in Brief

Entrance Hall | WC | Sitting Room | Dining Kitchen | Utility Room
Snug/Fifth Bedroom | Master Suite with Dressing Room & En-suite
Bathroom | Guest Bedroom | Two Further Bedrooms | Family Bathroom

Driveway | Parking | Detached Double Garage & Separate Storage Room
Gardens | Patios | Sun Terraces | Gazebo | Hot Tub | Outdoor Bar
Meadow | Woodland







The Property

Old Farm is an impressive stone built detached property combining contemporary with traditional styles to create a stunning, individual home suited to modern day living. Offering high quality fixtures and fittings throughout including a luxury bespoke kitchen by The Main Co. (York) Ltd, Heritage bathroom suites and travertine wall and floor tiles, along with reclaimed timber flooring in the kitchen, modern solid wood doors, newly fitted window shutters throughout the house and low energy LED down lighting has been used extensively. The current owners have put much thought and care into reworking the house and gardens.

The reception hallway benefits from a stone floor and open working fire with a feature exposed stone wall with views to the front of the property. A useful storage cupboard is available along with a downstairs cloakroom/ WC and a turned spindle staircase to the upper floor.

From the reception hallway, full glazed double doors lead to the sumptuous sitting room, featuring a magnificent full height exposed stone chimney breast and an impressive multi-fuel stove which sits on a stone hearth in an inglenook. This bright and spacious room features dual aspect to the front and rear, solid oak flooring and double height ceiling space with exposed crux beams to the apex.

The combined kitchen and dining room is the hub of the home; a room of generous proportions with dual aspect, whitewashed beams to the ceiling, reclaimed timber flooring and a bespoke fitted solid wood kitchen with complementary Silestone work surfaces. Integral appliances include a four oven AGA set in a feature inglenook with dressed stone surround, Belfast sink and a dishwasher. An American style fridge freezer sits between two tall larder cupboards and there is ample room for a dining table and chairs.

Off the kitchen is a rear hall leading to a utility room and a snug. The utility room is another spacious room, offering further storage cupboards and work surfaces, plumbing for a washing machine and tumble dryer and access to the front garden. The snug sits off the utility room to the rear elevation and benefits from triple aspect and newly fitted bifold doors leading to the rear garden and gravelled sun terrace. This room is very versatile and could also be used as a fifth bedroom, office, play room or home gym.

The high specification of the property continues on the upper floor with a magnificent master suite; comprising the master bedroom with air conditioning, a dressing room with dual aspect, and extensive selection of bespoke, quality built-in cabinetry and hanging spaces and a fabulous en-suite bathroom of generous proportions. The luxury continues with travertine flooring, underfloor heating with programmable thermostat, Heritage bathroom suite comprising freestanding roll top bath with claw feet, wash-hand basin, bidet and WC. A walk-in "wet room" style shower commissioned by Roman; a British shower designer and supplier of luxury glass shower enclosures sits to the corner with a rainforest style shower and quality fitments.

Two further beautifully appointed bedrooms and the guest bedroom are served by the family bathroom, comprising Fired Earth limestone floor and contemporary glazed wall tiling and accessories, Heritage bath with shower over, wash-hand basin, heated towel rail, illuminated mirror and WC.













Externally

Old Farm is approached via an extensive gravel drive leading to the rear of the garden and the detached double garage block constructed from stone with a slate roof; it offers remote controlled automatic doors by Hormann, lighting and a separate storage room, which could lend itself to a number of other uses. There is ample parking in front of the garages for several cars, a patio to the side and an access gate to the meadow. On the driveway by the house is an electric vehicle charging point.

The large garden to the rear consists of a large well-manicured lawn with shrubs and perennial plantings, and semi-circle terraces leading to the gravelled sun terrace, which is perfectly placed for al-fresco entertaining. A patio leads around to the side of the house and a further fantastic entertaining area featuring a wooden gazebo over a hot tub and a covered wooden drinks bar.

To the front of the property there are various shrubs and climbers and a number of fruit trees including apples, pears and figs. A further gravelled sun terrace and lawn are also on offer. A hand gate leads to a secluded private area along with the meadow to the side; a further 5-bar gate leads to the woodland over the stream; in all the land totals approximately 7.35 acres.



Local Information

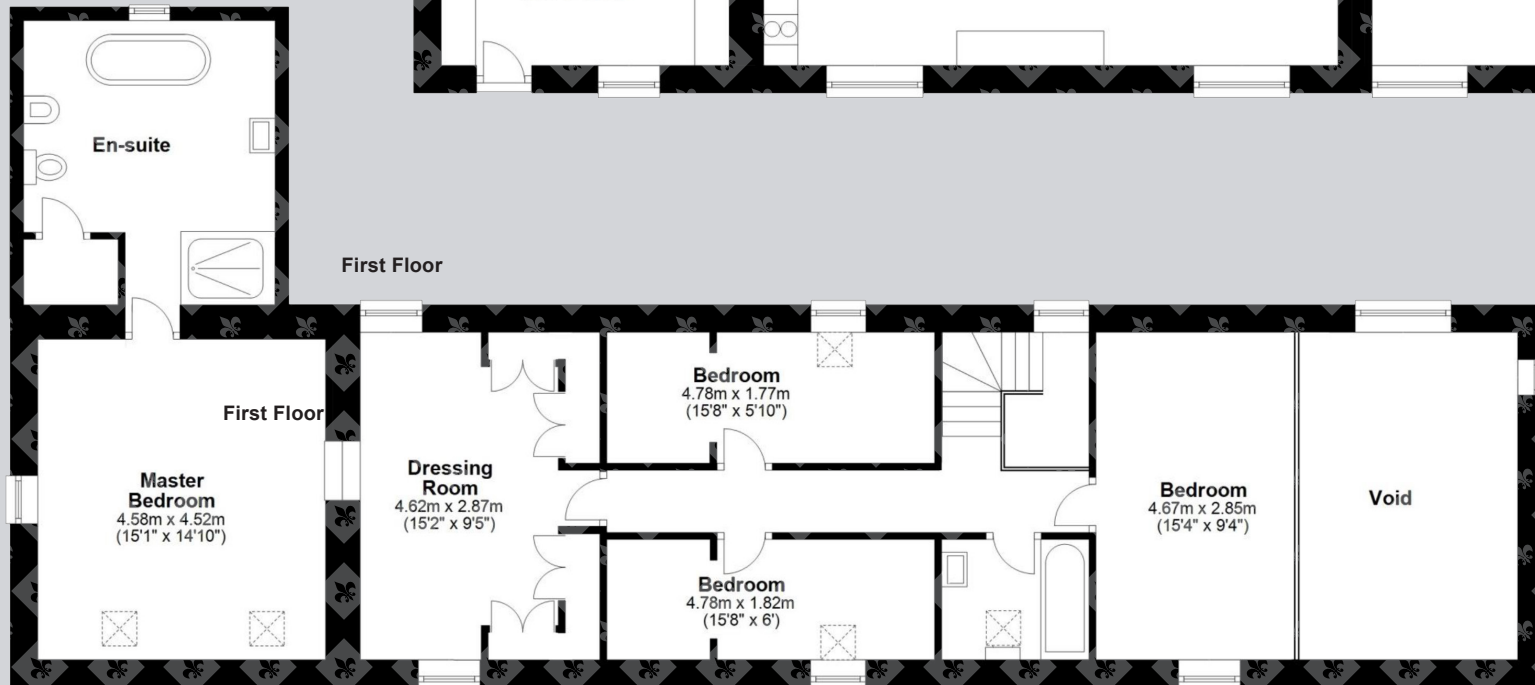
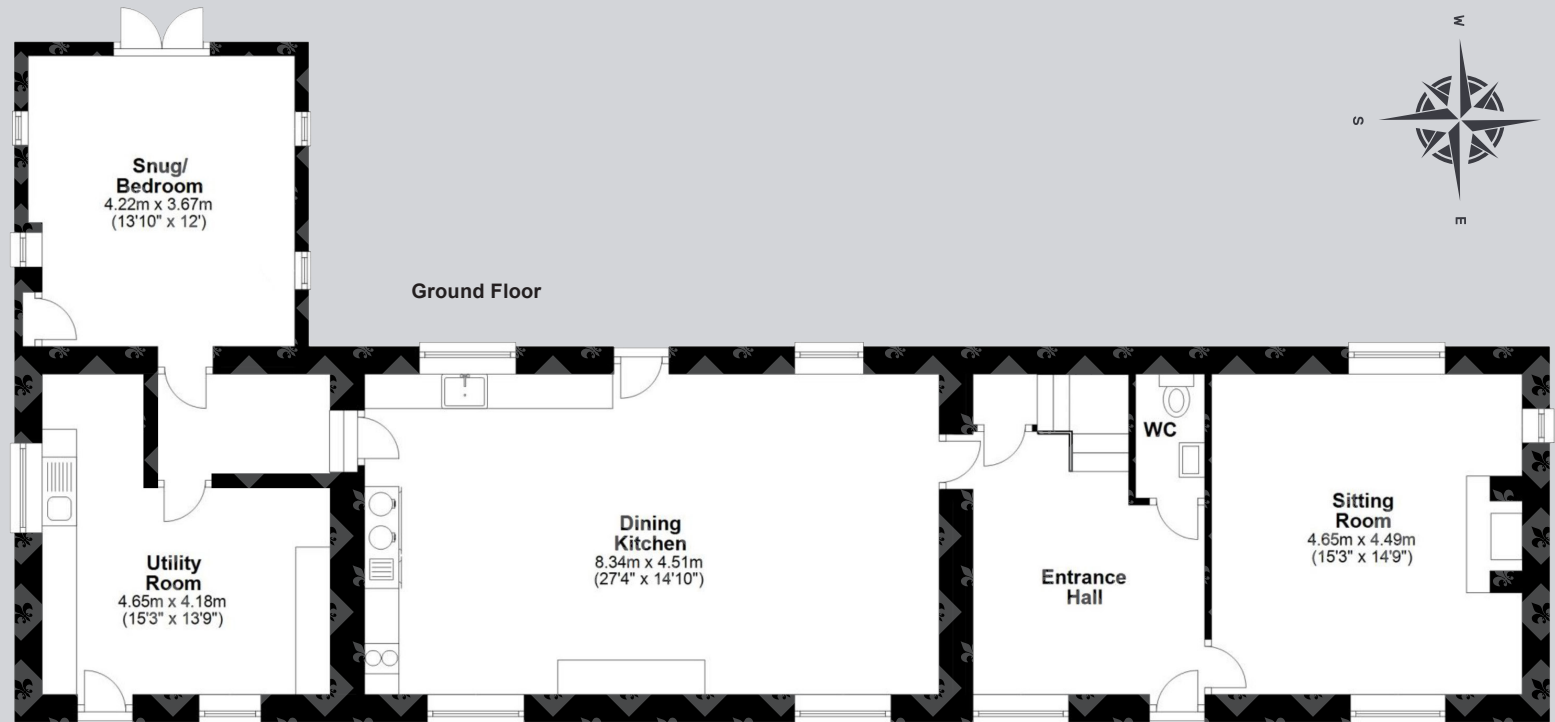
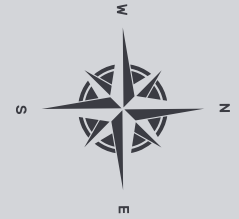
Slaley is a popular village and offers an excellent range of conveniences with a village school, village shop, public house and Slaley Hall Hotel offering excellent restaurant and leisure facilities with further extensive amenities in nearby Hexham. The bustling market town of Hexham offers a full range of day-to-day facilities with supermarkets, a good range of shops including independent delicatessen, butcher, baker, greengrocer and bimonthly farmers' market, professional services, leisure/sports centre, cinema, theatre and a hospital. The town has an historic abbey at its heart together with several other buildings of note. The beautiful surrounding area provides walks and other country pursuits, with golf courses, sports clubs and Hexham racecourse within easy reach. The charming and historic village of Corbridge offers additional amenities including further artisan shops while nearby Matfen Hall and Close House offer excellent leisure facilities. Newcastle city centre is within easy reach and provides further comprehensive cultural, educational, recreational and shopping facilities.

For schooling there is a wide selection of schools in Hexham including The Sele First School, which has achieved 'outstanding' Ofsted reports for many years and provides exceptional education from 3-9 years, and the well-regarded Queen Elizabeth High School. In addition, Mowden Hall Preparatory School is nearby and provides private education from nursery up to 13 years. There are several private day schools in Newcastle with school transport offered from Hexham.

For the commuter the A69 provides excellent access to Newcastle to the east and Carlisle to the west and onward access to the A1 and M6. The rail station at Hexham provides regular cross-country services to Newcastle and Carlisle, where connecting main line services are available to major UK cities north and south. Newcastle International Airport is also within easy reach.



Floor Plans



Directions

From Corbridge head south on Princes Street (B6321) towards Middle Street (B6529). Continue to follow the B6321 and at the roundabout take the second exit to stay on the B6321. After approximately 0.4 mile turn left and follow B6307 and B6306 to North Road. Continue for approximately 3.9 miles and the turning for East Woodfoot will be on the right set back off the road. Continue down the lane and Old Farm is the last property directly in front.

Google Maps

what3words



///junior.bongo.cakewalk

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, private water supply, drainage to septic tank, oil-fired central heating.

| Postcode | Council Tax | EPC | Tenure |
|----------|-------------|-----|--------|
|----------|-------------|-----|--------|

NE47 0DF

Band G

Rating D

Freehold

Viewings Strictly by Appointment

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