

Thornley Gate Farm House

THORNLEY GATE | ALLENDALE | NORTHUMBERLAND



FINEST
PROPERTIES



A gorgeous stone-built property with a wealth
of character, a variety of outbuildings offering fantastic
options and beautiful mature gardens,
in a rural location

Allendale 0.6 miles | Haydon Bridge 6.7 miles | Hexham 10.0 miles | Newcastle International Airport 31.3 miles
Newcastle City Centre 34.9 miles





Accommodation in Brief

Entrance Hall | Dining Room | Sitting Room | Kitchen | Utility Room
WC | Four Bedrooms | Bathroom | Additional WC

Attached Workshop/Garage | Store | Driveways | Detached Garage
Stone Outbuildings | Summerhouse







The Property

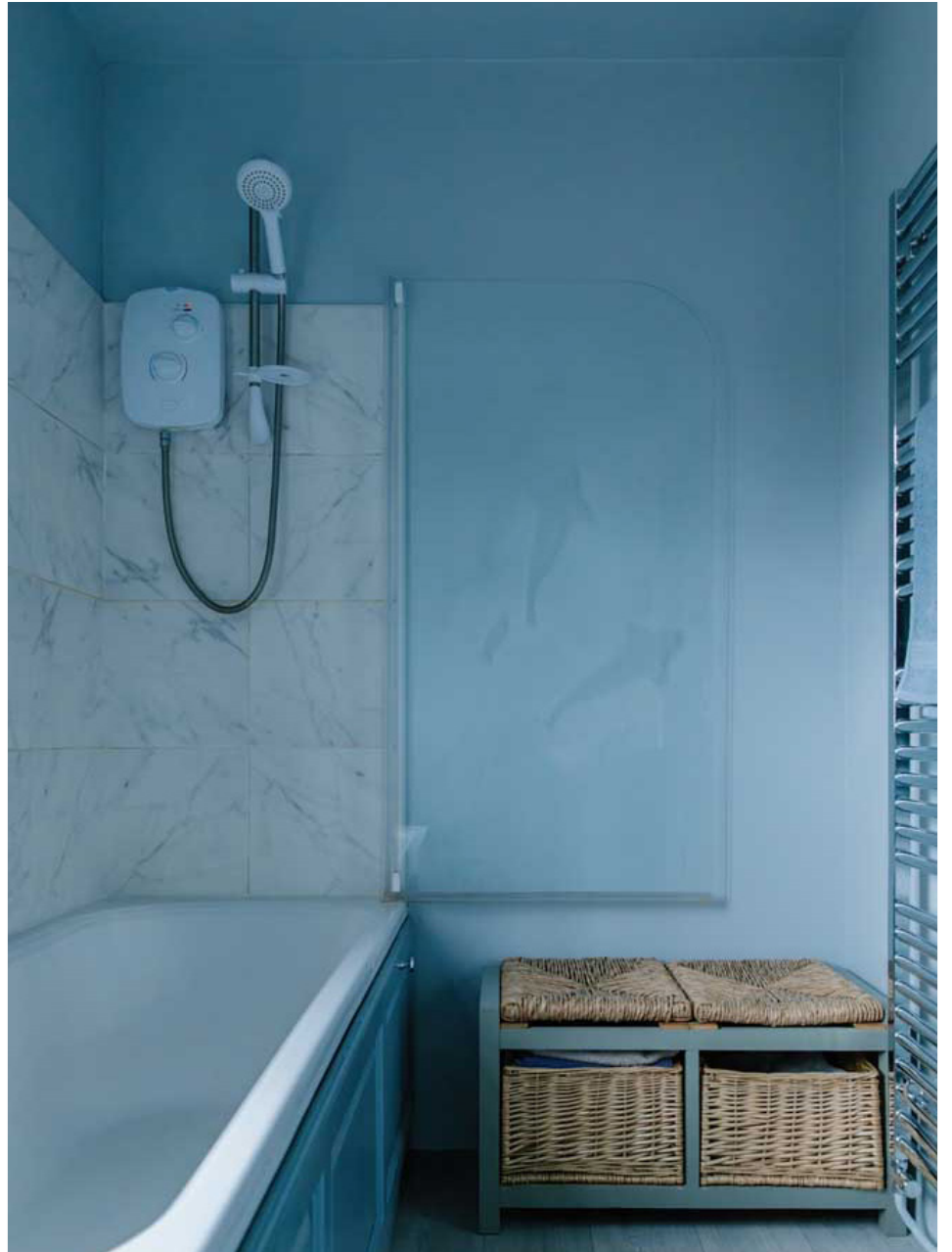
Thornley Gate Farm House is a picturesque country cottage bursting with period charm and features including traditional wooden latched doors and exposed ceiling beams, yet with modern features such as double glazing and with an attached workshop/garage, that subject to planning, could create a self-contained annexe or double the size of the existing property. Further outbuildings, lovely gardens and stunning views make Thornley Gate Farm House an attractive rural home on the outskirts of the village of Allendale.

The entrance hall opens on either side to the two reception rooms to the front of the house; sitting room and dining room, both with exposed stone walls, wooden ceiling beams and wood burning stoves set in stone inglenook fireplaces. They are warm and welcoming rooms with a real sense of comfort and home. The light, bright kitchen, accessed via both reception rooms, features a good range of Shaker style wall and floor units with two integrated ovens, an induction hob, plumbing for a dishwasher and space for an undercounter fridge/freezer. A spacious utility room off the kitchen houses laundry facilities including a large Belfast sink, further storage and a useful downstairs WC. An external door is perfect for entering with muddy boots following long walks in the gorgeous North Pennines AONB countryside.

The first floor boasts four good sized bedrooms including two large doubles, one with a large walk-in cupboard over the stairs and one with a feature tiled fireplace. The bedrooms offer a good degree of flexibility with the rear smaller two rooms currently used as a home office and a snug. The family bathroom includes bath with shower over, wash hand basin and WC, and there is also a separate WC on this floor, to avoid a wait!

Attached to the house and accessed via a door to the front and a garage door to the rear, is an immense workshop/garage spanning over two floors. This offers a fantastic range of uses and huge potential, including extending from the main house or creating a self-contained annexe or holiday let, subject to any necessary planning consents. An attached store room to the rear is perfect for wood for the stoves or garden equipment.

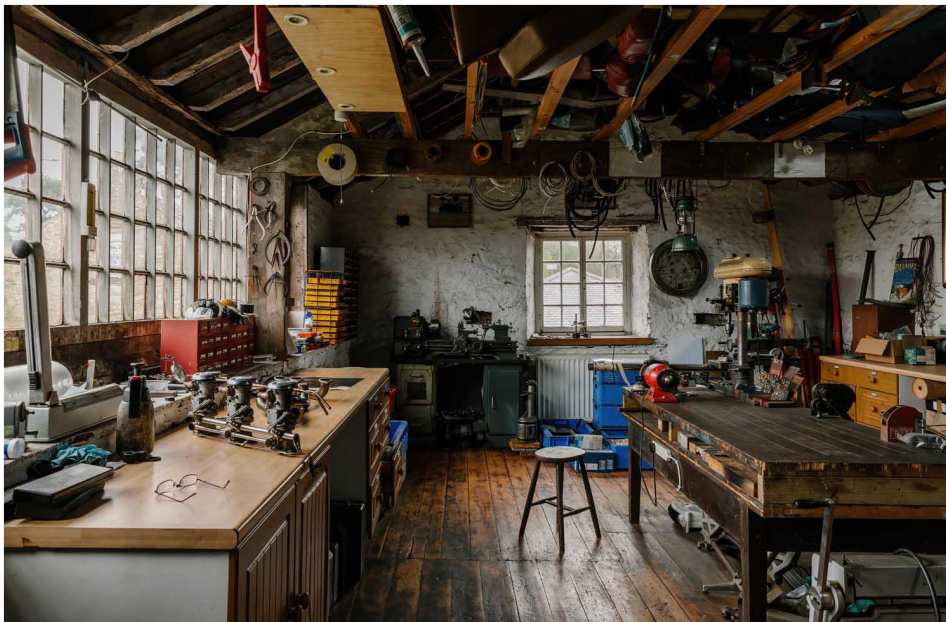




Externally

Driveways to the front, side and rear provide access and ample parking for Thornley Gate Farm House. Along with the attached workshop/garage with power, central heating and large sliding door for vehicle access to the rear, there is a detached double garage with electricity, used by the current owners as a further workshop, two stone outbuildings offering excellent storage and a pretty wooden summerhouse.

The generous gardens are beautifully tended with lawns, planted borders and mature shrubs and trees, interspersed with paving and gravel paths. There are lovely private spaces to sit, ponder and relax, including a tree suitable for a swing and a hammock.



Local Information

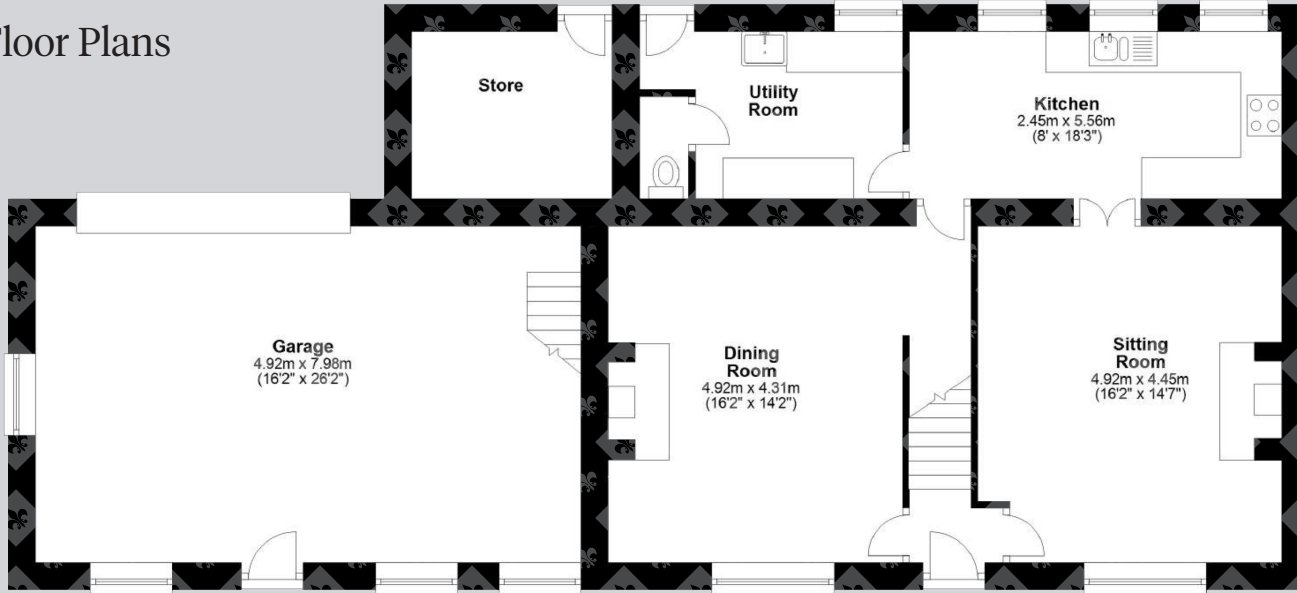
Thornley Gate is a small hamlet beside the nearby popular village of Allendale. Allendale has a thriving and friendly community offering a good range of everyday amenities including a post office/newsagent, impressive independent Co-op, farm shop butchers, doctor's surgery and chemist, a number of traditional public houses and a golf course. The surrounding area is popular for tourism, close to Hadrian's Wall and an ideal location to escape the hustle and bustle of modern day life. Allendale plays host to various community events throughout the year including horticultural, agricultural and folk festivals, the Mayday fair and is also renowned for its 'Tar Barl' New Year celebrations when men march around the town carrying barrels of blazing tar above their heads; this is followed by the traditional first-footing. The historic market town of Hexham provides a wider selection of amenities with larger supermarkets, a good range of shops and restaurants, professional and recreational services and a hospital. The beautiful surrounding area provides walks and other country pursuits, with golf courses, sports clubs and Hexham racecourse all within easy reach. Newcastle city centre providing comprehensive cultural, educational, recreational and shopping facilities is also easily accessible.

For schooling there is a primary school in Allendale, while senior schooling is offered in Haydon Bridge and Hexham. In addition, Mowden Hall Preparatory School is located just outside Corbridge and there are several private day schools in Newcastle.

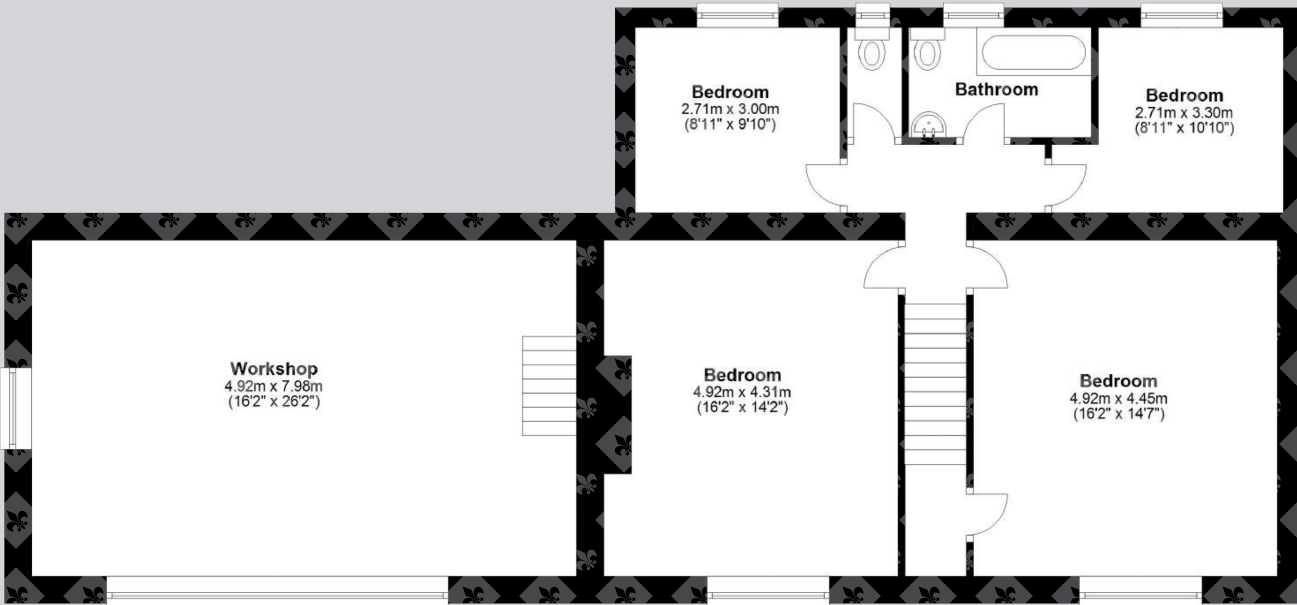
For the commuter the A69, which can be joined at Hexham or Haydon Bridge, gives excellent access to Newcastle to the east and Carlisle to the west, and to the A1 and M6. Railway stations, also located in Hexham and Haydon Bridge, provide cross country services to Newcastle and Carlisle where connecting main line rail services are available to major UK cities. Newcastle International Airport is also easily accessible.



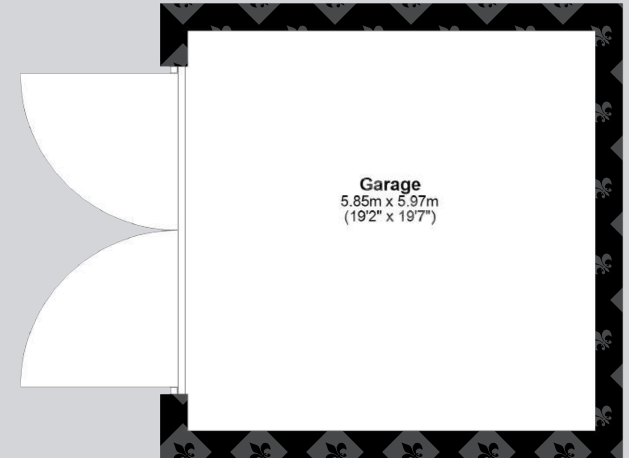
Floor Plans



Ground Floor



First Floor



Total area: approx. 280.2 sq. metres (3016.1 sq. feet)

Directions

From Hexham take the Allendale Road (B6305) out of town. Follow this road for approximately 10 miles joining the B6304 and B6295, going through Catton and turning right at the junction with the B6303 signposted for Carrshield/Nenthead. Follow this road into Thornley Gate and Thornley Gate Farm House is at the crossroads.

Google Maps

what3words



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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, water and drainage. Air-source heating. Solar panels.

Postcode

NE47 9NH

Council Tax

Band F

EPC

Rating F

Tenure

Freehold

Viewings Strictly by Appointment

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