

# Quarry House Farm

SHOTLEY BRIDGE | COUNTY DURHAM



**FINEST**  
PROPERTIES



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An immaculately renovated stone-built farmhouse  
with additional cottage, barn and paddock in a  
tranquil setting

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Corbridge 12.9 miles | Hexham 14.1 miles | Durham City Centre 16.8 miles  
Newcastle City Centre 17.2 miles | Newcastle International Airport 19.7 miles





## Accommodation in Brief

### House

#### Ground Floor

Porch | Family Room | Sitting Room | Cloakroom | WC | Kitchen | Utility Room | Dining Room/  
Fourth Bedroom | Shower Room

#### First Floor

Principal Bedroom with En-Suite Bathroom | Two Further Bedrooms | Family Bathroom

### Cottage

Sitting Room | Kitchen | Ground Floor Shower Room | Bedroom

Integral Double Garage

### Barn

Kitchen/Living Room | Bathroom | Bedroom







## The Property

This immaculately renovated three/four-bedroom farmhouse and two holiday lets sits on the outskirts of Shotley Bridge, with gardens and paddock. Quarry House Farm has undergone a sympathetic and careful renovation, turning this once traditional property into a stylish, modern farmhouse home. A neutral palette offers peace and tranquility in every room. A forest green AGA commands a generous shaker-style kitchen and the two restful living spaces are warmed by a stunning fireplace and stove. The barn and cottage, also modernised and built to a high standard, are currently ran as successful holiday lets, promising a potential income stream or additional flexible accommodation.

A neutral toned, stone flagged entrance hall leads into the reception rooms. An inviting sitting room, boasting a period style tiled fireplace, built in bookcase and access to the gardens sit alongside a light-filled snug. To the right of the stairs is the kitchen, a spacious modern farmhouse kitchen and the central point of the ground-floor, sitting between a cloakroom, separate WC and utility room. Connecting through from the utility is a dining room, which could be adapted into a downstairs bedroom with the added benefit of an en-suite shower room.

On the first floor, a galleried landing leads into two spacious bedrooms serviced by a family bathroom with bath and shower, while the principal bedroom benefits from a full en-suite as well as a flush of fitted wardrobes.

Quarry Cottage is a one-bedroom holiday let with sitting room, kitchen and shower room and benefits from a private parking area to the rear.



To the east of the property is Quarry Barn, a contemporary single story one-bedroom holiday let with superbly decorated open plan kitchen/sitting room and generously sized bathroom replete with shower and bath. The Barn has a private drive with gated access to the main driveway.

The flexibility of the main house promises much adaptability to suit individual needs, while the décor presents an opportunity to put a personal stamp on the property without having to do any further major renovations.



## Externally

The main house is accessed by a circular graveled driveway, with gated access to both private parking areas for both holiday lets. To the south of Quarry House is a patio - accessed through the sitting room - for outdoor entertaining and relaxation, and a lovely garden with an easily maintainable mix of lawn and mature hedges, alongside a green house and raised beds, exciting any green fingered family member. There is an additional garden shed and to the north flank of the property is a paddock with shed and outbuilding, for open grazing.







## Local Information

Shotley Bridge is a popular and appealing village, set in the Derwent Valley on the borders of County Durham and Northumberland and a convenient location for commuting to regional centres. Shotley Bridge offers a range of local amenities including a mobile post office, shops, restaurant and public houses. Nearby Consett offers several supermarkets, larger stores and professional services. Historic Durham and vibrant Newcastle are also within easy reach, providing comprehensive cultural, educational, recreational and shopping facilities.

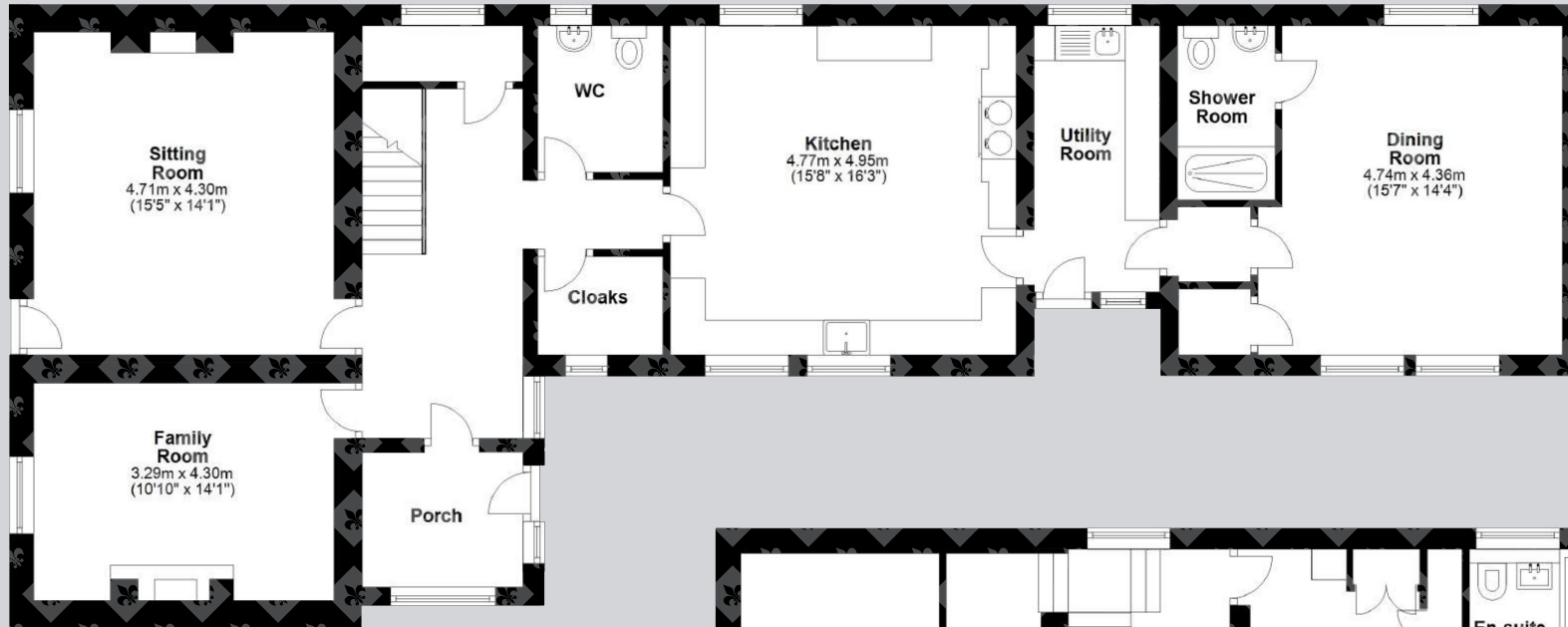
For schooling there are a number of primary schools within easy reach, while secondary schooling is offered in Consett. In addition, Mowden Hall Preparatory School, just outside Corbridge, provides private education from nursery up to 13 years and there are several private day schools in Newcastle and Durham.

For commuters there is an excellent road network that links to the A1, A68 and A69 providing easy access to Newcastle and Durham City Centres. Newcastle International Airport is also very accessible. Newcastle and Durham offer main line rail services to major UK cities north and south.

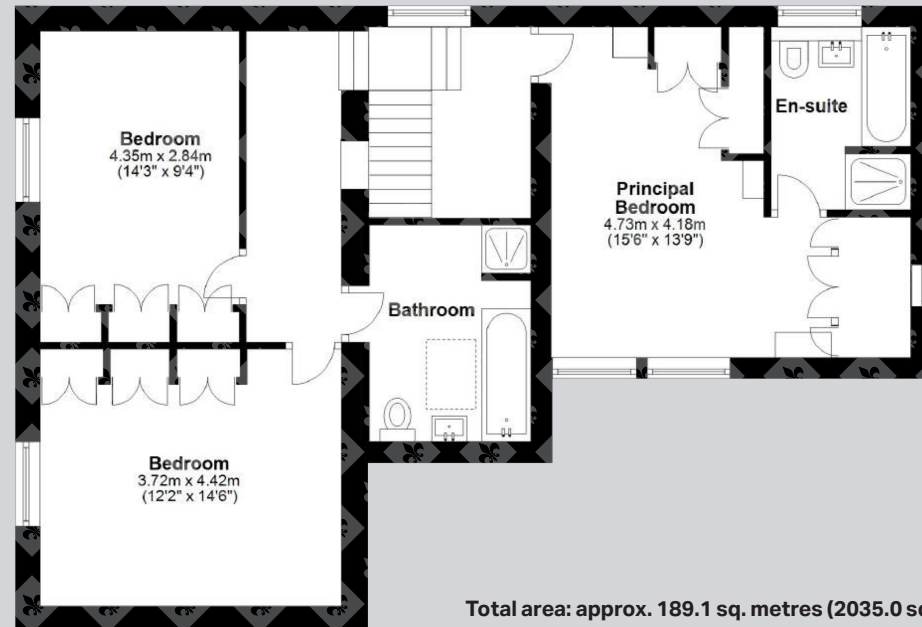


# Floor Plans

## Quarry House Farm



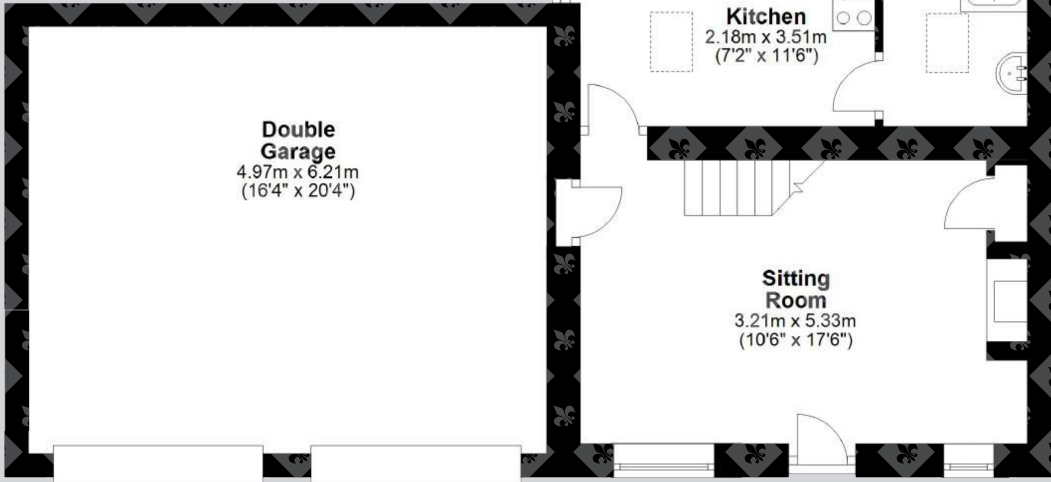
Ground Floor



First Floor

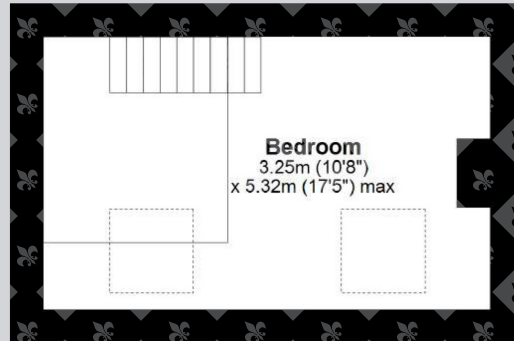
Total area: approx. 189.1 sq. metres (2035.0 sq. feet)

## Quarry Cottage



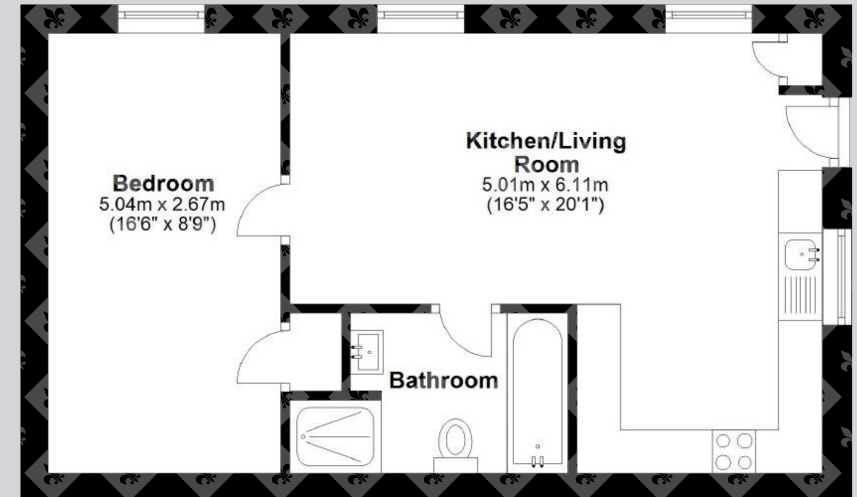
Ground Floor

Total area: approx. 79.7 sq. metres (857.4 sq. feet)



First Floor

## Quarry Barn



Ground Floor

Total area: approx. 44.7 sq. metres (481.3 sq. feet)

## Directions

Travelling from west or east on the A69, take the A68(S) turn off at Brocksbushes roundabout and head south. Follow the A68 until reaching the turn on the left for Shotleyfield and Snods Edge. Follow this road for 0.1 miles and turn right. There is a stone plaque on the wall for Quarry House Farm and Quarry Cottage. Quarry House Farm is the second driveway on the right.

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. Oil central heating.

Postcode

DH8 9BF

Council Tax

Band E

EPC

Rating E

Tenure

Freehold

## Viewings Strictly by Appointment

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of distinctive property*

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