

The Farmhouse

WEST MOOR | NEWCASTLE UPON TYNE



FINEST
PROPERTIES



A lovely period farmhouse with luxurious interior and mature gardens

Gosforth 4.7 miles | Newcastle City Centre 5.5 miles | Newcastle International Airport 8.8 miles
Tynemouth 9.2 miles | Hexham 26.2 miles | Alnwick 31.7 miles





Accommodation in Brief

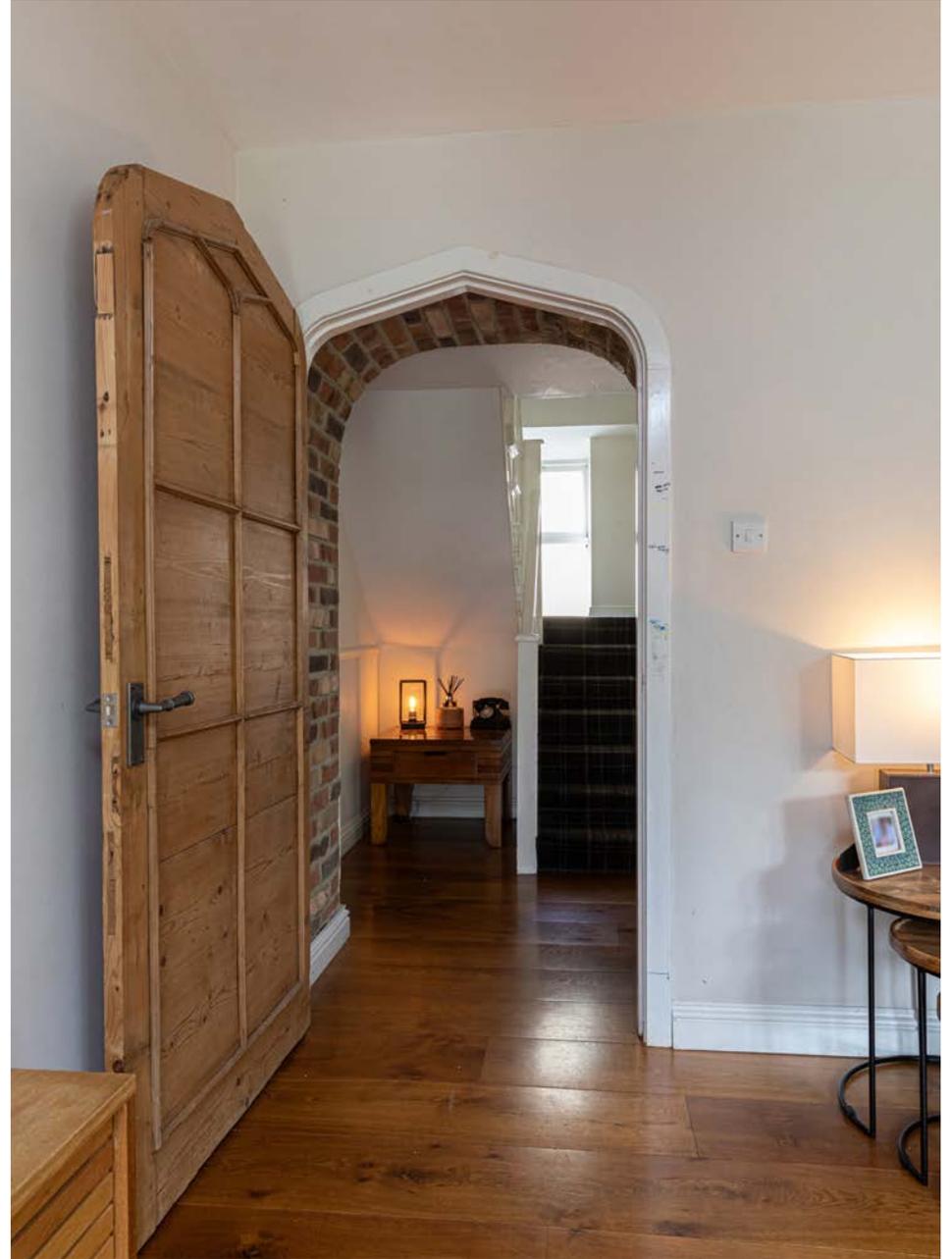
Ground Floor

Entrance Vestibule | Sitting Room | Dining Room | Study
Utility | WC | Kitchen/Dining Room

First Floor

Landing | Principal Bedroom | Ensuite
Three Further Bedrooms | Bathroom







The Property

1 Whitehouse Farm is an impressive, stone-built traditional house boasting a rich history dating as far back as the 1700s. The property's exterior presents very well, showcasing a traditional and timeless stone façade with a classic red pantile roof. 1 Whitehouse Farm has been sympathetically updated to a high standard, featuring stylish, modern interiors accented by attractive period features.

Inside, the main living areas have been thoughtfully designed to create a modern and inviting home. Hardwood flooring extends throughout the central hallway, continuing into the study and main sitting room, where a gas fire and exposed stone feature wall foster an inviting ambience.

The kitchen, originally a dairy, is bespoke and beautifully appointed, featuring a range master, American-style fridge-freezer, Belfast sink, slate flooring, a central kitchen island, and an original period open fireplace serving as an impressive focal point. French doors lead to an outdoor seating area, overlooking the mature garden. Adjoining the kitchen are a WC, utility room, and spacious dining room, which also features a gas fire.

A galleried landing introduces the first floor, where a wood-burner set within a period fireplace provides a warm and charming touch. The spacious principal bedroom includes built-in storage and a modern ensuite with a walk-in rainfall shower. A high-specification main bathroom, equipped with a seated steam shower, large standalone bathtub, twin sinks, and towel radiators, services the three additional bedrooms.

Wifi routers have been hard-wired into every room throughout the house, ensuring persistent connectivity in every room.

The scope of the loft, almost 1500 square feet with a huge stone wall dividing the space, offers significant potential for a spacious conversion.









Externally

1 Whitehouse Farm's garden is a private retreat, with delightful mature trees and shrubs encircling the central lawn. Several outdoor seating areas feature, illuminated by exterior lighting. CCTV monitors the exteriors of the house, providing additional security.

Local Information

The property sits near the edge of Gosforth Park, providing easy access to the amenities of both Gosforth and Killingworth. Gosforth Park and Nature Reserve offer a serene escape for nature lovers and outdoor enthusiasts. North Gosforth boasts convenient local amenities, including shops, cafes, and restaurants. The nearby Gosforth Park and Town Moor provide excellent opportunities for

walking, cycling, and enjoying the outdoors. Additionally, there are leisure facilities and sports clubs in the area, catering to a range of recreational interests.

Nearby Killingworth also provides a number of essential amenities including supermarkets, garages, and essential services such as doctors' surgeries and pharmacies.

For schooling, there is a wide selection of options nearby. These include Gosforth Academy, renowned for its excellent academic performance, and Newcastle School for Boys and Newcastle High School for Girls, both offering high-quality private education. Additionally, the Royal Grammar School in Jesmond is a short drive

away and is well-regarded for its outstanding academic results and extracurricular programs. Local state schools such as Gosforth Junior High Academy and Regent Farm First School are also highly regarded and provide excellent educational opportunities.

For the commuter, the property is well-connected with excellent access to the A1, providing swift routes to Newcastle city centre and beyond. Newcastle Central Station offers regular train services to major cities across the UK, making long-distance travel convenient. Newcastle International Airport is also within easy reach, ensuring smooth travel for both business and leisure.

Floor Plans



Total area: approx. 254 sq. metres (2734.03 sq. feet)

Google Maps

what3words



///cars.nature.refers

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. Gas fired central heating (LPG)

Postcode

NE12 7HA

Council Tax

Band E

EPC

Rating E

Tenure

Freehold

Viewings Strictly by Appointment

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