



The Old Farmhouse, Stamfordham
Newcastle Upon Tyne, NE18 0LN

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A stunning four bed, Grade II Listed family home set in a tranquil rural hamlet, which enjoys lovely views and mature well maintained gardens.

- Grade II Listed
- Detached
- Four bedrooms
- Feature Inglenook fireplace
- Mature gardens
- Gated driveway
- Double Garage
- Energy Efficiency Rating F



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DESCRIPTION

The property is approached along stone flagged paving to the main entrance. The main entrance hallway has partially tiled then timber flooring, and under stair storage shelving. The hallway continues and provides internal access to the garage and the cloaks WC at one end, the kitchen centrally and the living room at the other. The main living room is a bright and spacious dual aspect room with timber flooring, exposed ceiling beams and a feature inglenook sandstone fireplace with oak lintel and wood burning stove which is set at the heart of this magnificent feature. To the rear of the living room is the dining area which then leads through into the kitchen.

The kitchen is a well-appointed farmhouse style kitchen with wall and base cabinets set under quartz surfaces with integrated stainless-steel sink with mixer tap, dishwasher, double electric ovens, microwave and induction hob that is set underneath an extractor fan with tiled splash back. The rear porch set behind the kitchen has access to the rear garden and space for an American style fridge freezer. The garage has up and over doors to the front and plumbing for a washing machine.

The first floor has split accommodation with the main landing providing access to the principal bedroom which enjoys fitted wardrobes and a private ensuite shower room which comprises shower cubicle, WC, wash hand basin and tiled walls. Two further children's bedrooms and a storage cupboard are accessed off this landing. The additional double bedroom is accessed from a separate space saver staircase that leads up to the first-floor



office and secondary landing area, which in turn leads through to the second bedroom.

EXTERNAL

The front gardens are split by a high stone wall down the middle with a gated driveway and lawned area to one side that leads up to the double garage. The other side is a more formal garden which has a central lawned area and paved seating area which leads down to the vegetable patch with a green house and garden store at the bottom. This garden is also enclosed by a stone wall which has gated access onto the parking area to the side of the property which provides parking for several vehicles. The rear garden is mainly laid to lawn with mature hedged borders. are two sheds, one which houses the biomass boiler and one with the borehole and a storage room and to the far end of the garden an orchard.

LOCATION

The Old Farmhouse is situated down a single-track lane which is just under a mile in distance from the centre of the rural hamlet of Fenwick. Both Stamfordham and Matfen are nearby villages. With local shop and cafes at Maften, public houses, GP practise and primary schools available at Stamfordham as well as the leisure facilities, Spa and accommodation at Maften Hall within 3.3 miles.

A full range of retail and leisure facilities as well as major supermarkets are available in Ponteland only 9 miles away. Corbridge train station, 9.6 miles away offers additional public transport links, for the commuter rail services west to Hexham



and Carlisle, then east to Newcastle Upon Tyne are regularly available in addition to the excellent road networks via the A68 and A69 dual carriageway.

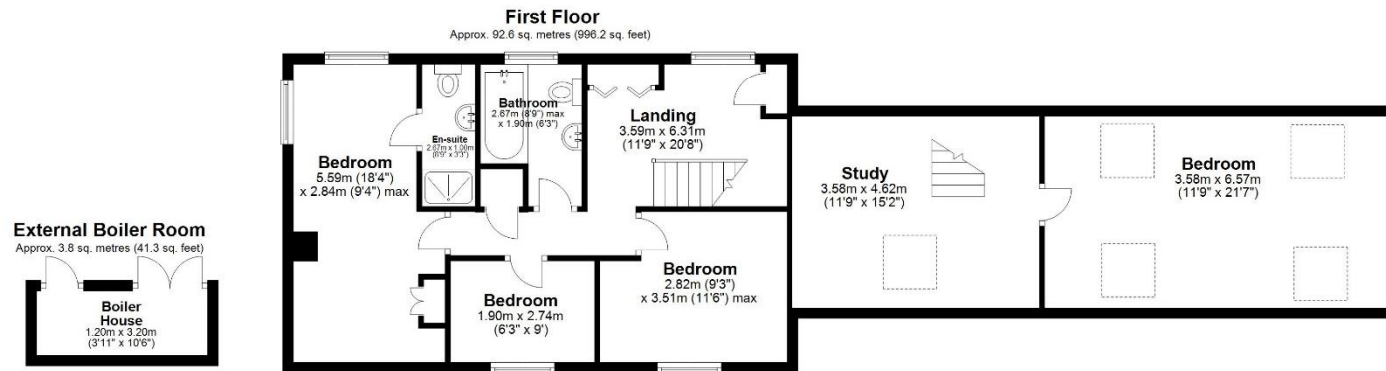
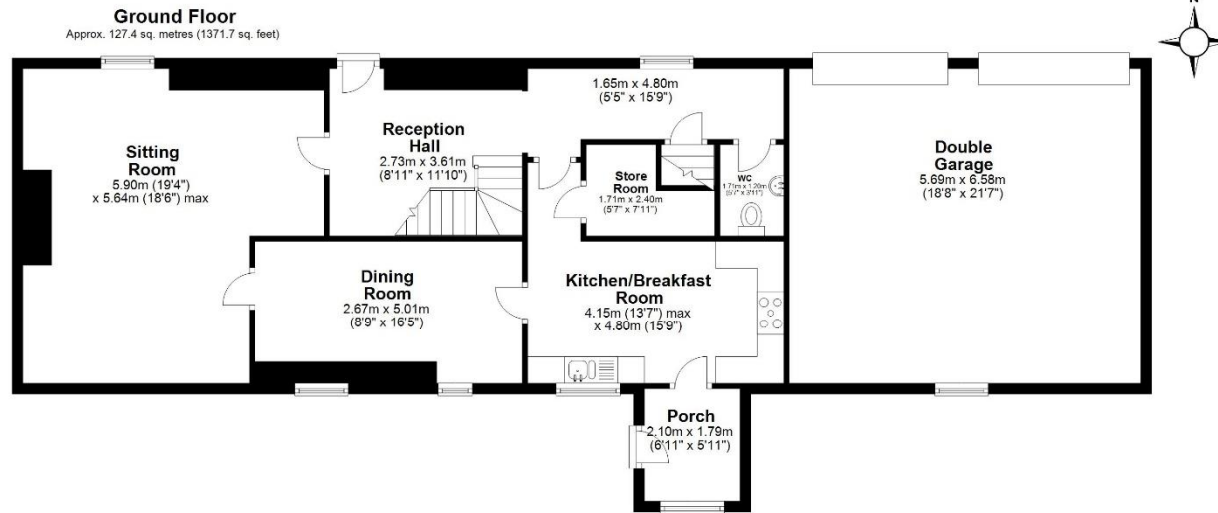
SERVICES

The property benefits from a private water supply via borehole and treatment plant but still has the option of the original spring. Electric are connected with biomass heating and drainage is to a septic tank.

FREE MARKET APPRAISAL

We would be pleased to provide professional, unbiased advice on the current value and marketing of your existing home.





Total area: approx. 223.8 sq. metres (2409.2 sq. feet)
The Old Farmhouse, Stamfordham

R201

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