



# West Wolf Hills Farm

Coanwood, Haltwhistle, Northumberland, NE49 0PR

youngsRPS 



**West Wolf Hills Farm,  
Coanwood,  
Haltwhistle,  
Northumberland  
NE49 0PR**

**Guide Price £625,000**

An opportunity to acquire an accessible and desirable small holding, which includes a well present three bedroom house, a range of agricultural buildings and approximately 12 acres (4.85 ha) of land.

- Well Presented House
- Extensive Range of Buildings
- Ring Fenced
- Accessible and Convenient Location
- Approximately 12 acres of Land
- Ideal Small Holding

**youngsRPS** 

Hexham Office 01434 609000



## LOCATION

West Wolf Hills Farm is located in the county of Northumberland. Situated within an Area of Outstanding Natural Beauty, the property lies approximately 6 miles south of Haltwhistle and 16 miles west of Hexham.

Haltwhistle is a busy market town with local shops and a supermarket. In addition, there are numerous pubs, hotels, leisure facilities and professional services. Healthcare is provided via a doctor's surgery and a hospital, with education being available in the form of primary and secondary schooling. Public transport links are available via train and bus services. The town lies adjacent to the main A69 trunk road; the property is 4.5 miles from the A69.

The availability of such excellent transport links ensures that the major cities of Carlisle (25 miles to the west) and Newcastle (40 miles to the east) are all within easy commuting reach.

## DESCRIPTION

West Wolf Hills Farm is an ideal small holding and represents an opportunity to acquire a well-presented farmhouse, with a useful array of buildings and a convenient amount of land. Situated within the North Pennines Area of Outstanding Natural Beauty,

the property benefits from the peace and quiet that such a location offers, whilst still being accessible to major towns and cities.

## The Farmhouse

West Wolf Hills Farmhouse is a three-bedroom house that has recently been refurbished and accordingly is in excellent condition. The property benefits from a south facing aspect with views over the surrounding moorland and has a generous lawned garden to its front. The property is constructed of traditional Northumbrian stone and is under a slate roof. Externally the house is part rendered which serves as excellent weatherproofing.

Internally and on the ground floor the house comprises of an entrance porch, a utility room which includes a WC, a modern fitted kitchen and a large living room. The modern kitchen benefits from wooden wall and floor units, wooden worktops and Belfast sink. Additionally, there is an electric cooker which includes an oven and four hobs. The living room is well proportioned and spacious with room for both a dining table and ample space for relaxing. The garden is directly accessible from the living room.

On the first floor there are three double bedrooms and a family bathroom which includes both a bath and a free-standing shower.

The farmhouse benefits from double glazing throughout, and is served by mains water, mains electric and private drainage to a septic tank. The house is heated via an oil fired central heating system.

Externally the farmhouse benefits from ample parking to the rear and a lawned south facing garden to the front, on which is a comfortable summerhouse.

Adjacent to farmhouse there is a well-maintained stone- built outhouse. Currently this is used for storage of general household goods and a freezer however (subject to necessary consents) it would readily convert to further accommodation be it an office or a standalone bedroom/annex.

## The Steading

The property benefits from a large farm steading on which sits one large agricultural building with two lean- to buildings attached and one further building adjacent. The buildings are primarily steel framed and under tin sheet roofs. The sides of the





buildings are constructed of both block and traditional stone. Primarily the buildings sit on concrete floors with a concrete yard also to the front of the main building. The buildings are currently used for storage and animal housing. Such is the size of the steading, its ease of access and the nature of the buildings, there is significant potential for the steading and the buildings to be utilised in different ways. The buildings could readily be used for equine purposes with American style loose boxes fitted within. Other than and/or in addition, to any equine/animal housing there are obvious opportunities for storage, commercial and/or workshop uses, whilst the existing footprints of the buildings could also lead to diversification/development possibilities, subject to the obtaining the necessary consents.

The location of the property, being within easy reach of attractions such as the Roman Wall, the Lake District, the east and west coast, and the Scottish borders, ensures there is a ready footfall of people for any diversification opportunities to capitalise on.

### **The Land**

In addition to the steading there is approximately 11.78 acres of grazing land, which is split into two fields, one of which is a 1.47 acre paddock and the other being approximately 10.31 acres. The

land is permanent pasture, it is directly accessible from the steading and in the main is flat. The land is ideal, both in amount and nature; it provides the essential basis for any smallholding/equine property.

The larger field is cut annually for hay and would do so again to ensure that any livestock enterprise from the property could be self-sufficient for fodder. Equally it could also be split to ensure manageable paddock grazing if required.

An additional 12.41 acres could be available by separate negotiation. However, if the sale proceeds as advertised a fence between points A and B on the plan will be erected by the vendors within four weeks of completion.

### **DIRECTIONS**

Turn right off the A69 at Haltwhistle, signposted Plenmeller/Whitfield. Pass through the hamlet of Plenmeller and over Plenmeller common. Head due south until you reach a T Junction. At this point turn right, and West Wolf Hills the second property on the right hand side.  
what3words:///middle.column.dozen

### **SERVICES**

The farmhouse is currently served by mains water, mains electricity and private drainage via a septic tank. The land and steading are served by a private water supply.

### **COUNCIL TAX**

West Wolf Hills Farmhouse - Band B.

### **EPC RATING**

E Rating E

### **EASEMENTS, WAYLEAVES AND THIRD PARTY RIGHTS**

The land is sold subject to and with the benefit of all rights of way, water, drainage, water courses, light and other easements, quasi or reputed easements and rights of adjoining owners (if any) affecting the same and all matters registerable by any competent authority pursuant to statute.

### **ANTI MONEY LAUNDERING REGULATIONS**

The purchaser will be required to provide proof of identification to comply with Money Laundering Regulations in the form of a copy of the Purchasers' passport, together with a copy of the Purchasers' driving license or a recent utility bill as proof of residence.







### **ENVIRONMENTAL SCHEMES**

The land is part of a wider Higher Level Stewardship Agreement and also the Sustainable Farming Incentive, both of which allow for an early exit in part and on completion of a sale, the schemes will be removed as appropriate.

### **TENURE**

Freehold with vacant possession on completion.

### **MINERAL/SPORTING RIGHTS**

These are not included in the sale having been retained by a previous owner.

### **DESIGNATIONS**

The property in its entirety is within the North Pennines Area of Outstanding Natural Beauty. The land is classified as being Severely Disadvantaged.

### **METHOD OF SALE**

The Property is offered for sale initially by Private Treaty and as a whole. The vendor reserves the right to conclude the sale as they wish.

In any event all interested parties should register their interest with the selling agents to be kept informed as to how the sale may be concluded.

### **VIEWINGS**

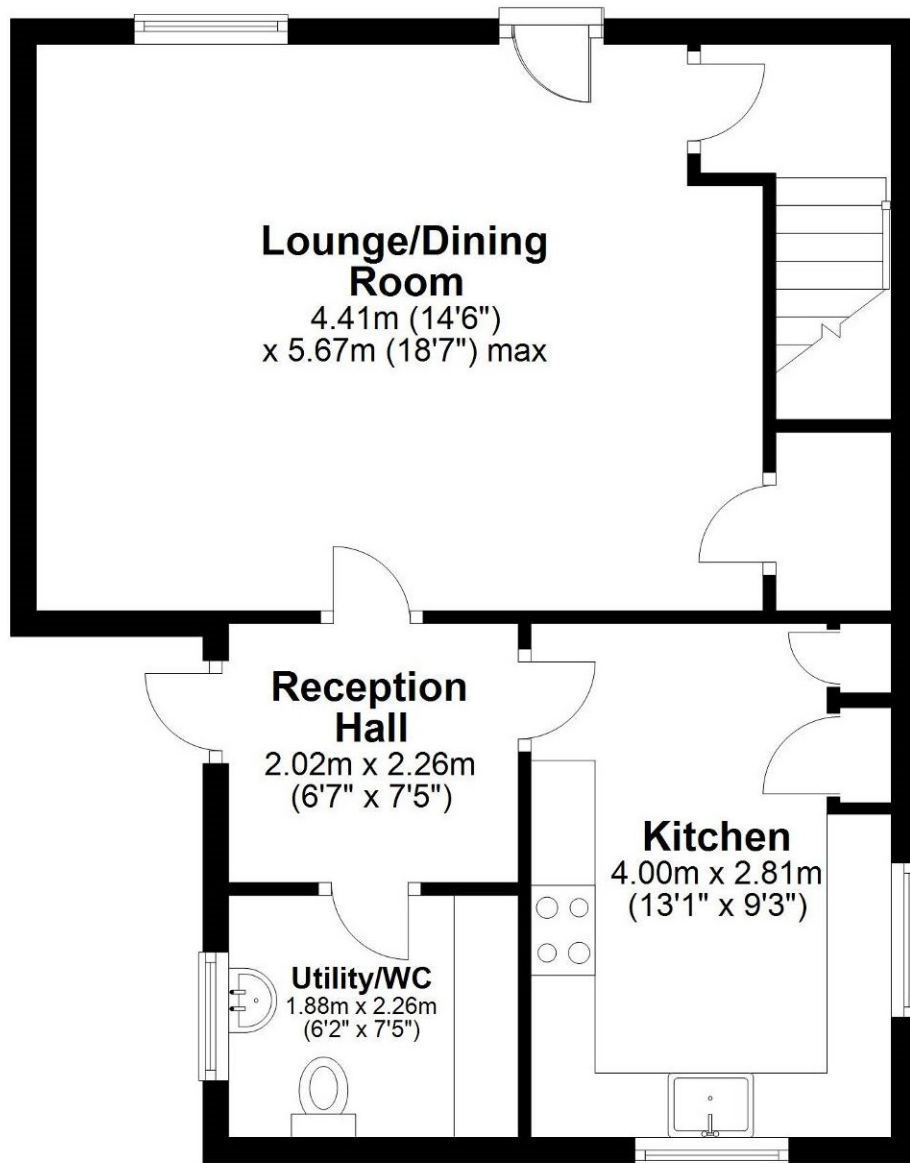
The property is currently occupied. Viewings should not be unaccompanied and are by appointment only. Arrangements can be made by contacting youngsRPS, Hexham on 01434 609000 or via email to:

[harry.morshead@youngsrps.com](mailto:harry.morshead@youngsrps.com)



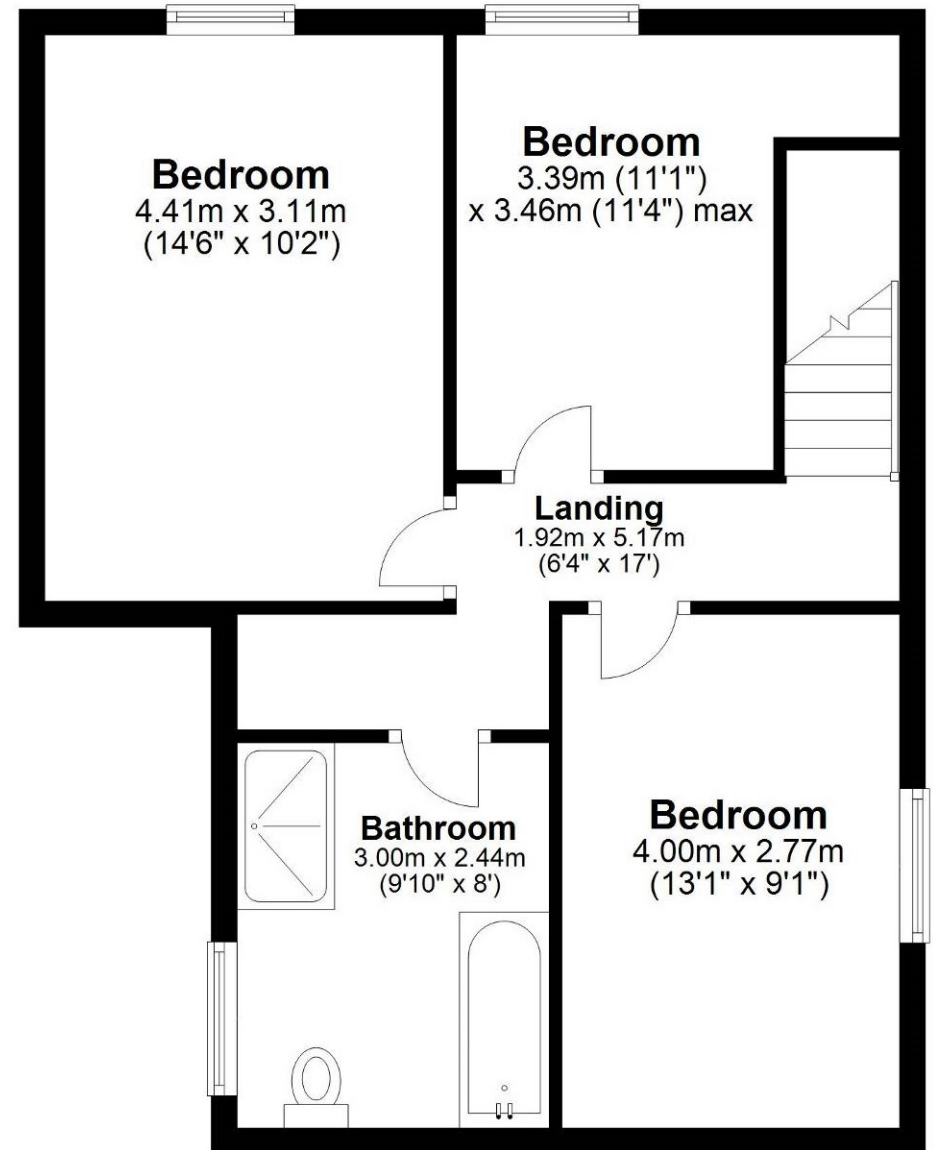
## Ground Floor

Approx. 50.6 sq. metres (544.8 sq. feet)



## First Floor

Approx. 51.2 sq. metres (550.6 sq. feet)



Total area: approx. 101.8 sq. metres (1095.4 sq. feet)

**Wolf Hills Farm, Haltwhistle**









**IMPORTANT NOTE:** Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

Connect with us...      
[www.youngsrps.com](http://www.youngsrps.com)

#### NORTHALLERTON

General: 01609 773004  
Land Agency: 01609 781234

[northallerton@youngsrps.com](mailto:northallerton@youngsrps.com)

#### SEDGEFIELD

General: 01740 622100

[sedgefield@youngsrps.com](mailto:sedgefield@youngsrps.com)

#### NEWCASTLE

General: 0191 261 0300

[newcastle@youngsrps.com](mailto:newcastle@youngsrps.com)

#### HEXHAM

General: 01434 608980

[hexham@youngsrps.com](mailto:hexham@youngsrps.com)

#### HEXHAM MART

General: 01434 609000

[hexham@youngsrps.com](mailto:hexham@youngsrps.com)