

The Hills Farm | Peatswood | TF9 2PA





Features

- Grade II Listed Six Bedroom Farmhouse with Outbuildings on an approx. 3.0 acre plot
- Reception Hall, Drawing Room, Lounge
- Dining Room, Kitchen, Utility, Pantry, Cellar
- Principal Bedroom with En Suite, Five Further Double Bedrooms, Two Bathrooms
- Grade II Listed Barn, Garages, Stables
- Mature Landscaped Garden, Woodland, Small Paddock and Driveway Parking

BRIEF DESCRIPTION

This is a lovely, light and spacious traditional Grade II Listed Farmhouse where the grandeur of the Reception Hallway, Drawing Room and Principal Bedroom are complemented by the warm and welcoming Kitchen, Lounge and Dining Room - and all set in a superb Garden plot with countryside views.

Although there is the impressive Reception Hall to the front of the property, you'll probably enter the property through the Entrance Porch and Breakfast Kitchen as these are closest to the gravelled Parking area. The Kitchen is a lovely light and welcoming space with an excellent range of units with a large oil-fired Aga cooker, space for your dishwasher, composite sink and a

walk-in pantry cupboard. Off the Kitchen is the large traditional Pantry with the original flooring and shelves with a Belfast sink and space for a large American-style fridge freezer.

An inner Hall leads you into the impressive Reception Hall with the original tiled floor, a sweeping staircase to the first floor Landing.



To your right is the Lounge, a cosy space full of original features including beams and an open fireplace, and an archway leads through to the generous Dining Room which has exposed floorboards and inset shelving. The Drawing Room is a lovely, light room with a high ceiling with cornice, large sash windows with shutters, exposed floorboards and a feature fireplace housing a wood burning stove.

Completing the ground floor accommodation is an inner Hallway that leads to the Utility/Boot Room which has a door out to the Garden and the ground floor WC.

Returning to the Reception Hallway, and the wide staircase takes you up to the split-level first floor landing off which is the Principal Bedroom. This mirrors the Drawing Room in its sense of light and space, with the sash windows, high ceiling and feature marble fireplace, and an En Suite Shower Room with a walk-in shower.



There are five further generous Double Bedrooms on this floor and two Family Bathrooms one with a roll-top bath and the other with both a bath and corner shower. A door from the Landing opens to a staircase up to the Second Floor which has a large Landing area with eaves storage, a generous room which is currently being used as storage and a further room that was previously used as a Bedroom. All the rooms on this floor have some limited headroom due to being in the eaves and would need some updating.

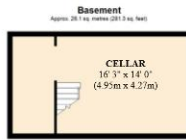
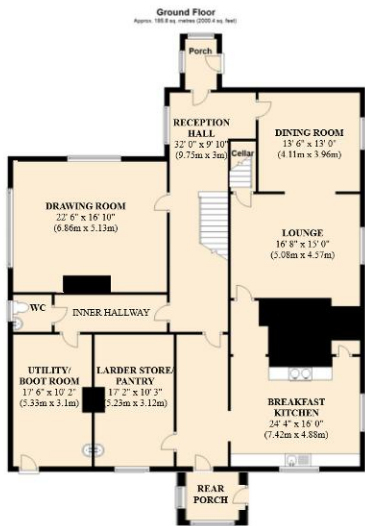
Externally, the property sits within a wonderful plot of approximately three acres. Beautifully maintained gardens wrap around the house with formal lawns and mature trees, shrubs and herbaceous borders, with a path leading to a Woodland Garden. There's also a small Paddock behind the property. To the front of the property is the gravelled Parking area and a pretty Grade II Listed Barn which has a large storeroom and stairs up to three rooms which would have the potential as an annex – subject to the necessary Planning Permissions – for living accommodation or for running a business from home. The outbuildings include two open-fronted garages, a barn housing three traditional stables and tack room, the former Piggery which is now used as storage and a garden shed.



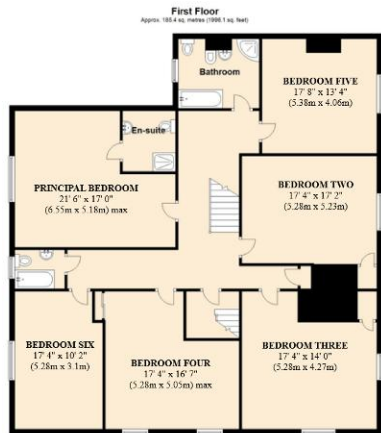
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Floor Plan
Not to Scale
All room sizes are approximate so please use as a guideline only



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AML REGULATIONS: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible. We may use an online service provider to also confirm your identity.

LOCAL AUTHORITY: Newcastle Borough Council **COUNCIL TAX BAND:** G **TENURE:** Freehold **METHOD OF SALE:** Private Treaty **WHAT3WORDS LOCATION:** putty.encounter.finalists **FOR MOBILE/BROADBAND COVERAGE:** visit <https://checker.ogcom.org.uk>

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