

Throckley Marsh Farm

STAMFORDHAM ROAD | NEAR PONTELAND | NEWCASTLE UPON TYNE



FINEST
PROPERTIES



A high specification, recently constructed country house with fabulous views

Ponteland Village 2.9 miles | Newcastle International Airport 3.4 miles | Newcastle City Centre 8.3 miles
Hexham 17.0 miles | Morpeth 17.3 miles





Accommodation in Brief

Main House

Ground Floor

Oak Porch | Entrance Hall | Drawing Room | Study
Kitchen/Living/Dining Area | Utility Room | WC | Double Garage

First Floor

Principal Bedroom with Ensuite | Dressing Room
Second Bedroom with Ensuite | Three Further Bedrooms | Bathroom

Annexe

Bedroom/Games Room | Bathroom | Plant Room







The Property

Nestled in a serene and private rural setting, Throckley Marsh Farm boasts breathtaking views across the Tyne Valley while being within easy reach of the vibrant city of Newcastle Upon Tyne. This exceptional home is thoughtfully finished to the highest standard, offering modern luxury intertwined with abundant character and charm. Situated within a mature, beautifully landscaped garden, Throckley Marsh Farm provides a peaceful retreat with great potential for further development.

Inside, the main living areas are spacious and inviting, distinguished by thoughtfully curated decor and premium details. The highlight of Throckley Marsh Farm is the expansive open-plan kitchen and living area. The timeless shaker kitchen is beautifully appointed, featuring a Fisher & Paykel fridge freezer, induction range cooker, and integrated Bosch appliances. A substantial island/breakfast bar and pull-out larders add further functionality. Large glass bifolding doors flood the room with natural light, framing the surrounding countryside beautifully and providing access to the south-facing terrace.

The adjacent utility room offers additional storage and convenience, while the ground floor study provides a quiet, refined space for a home office. A well-appointed guest WC completes this level.

The main drawing room spans the width of the house, showcasing an impressive, recessed fireplace with a wood-burning stove as its focal point and large windows that flood the space with natural light.

Modern features, including an Air Source Heat Pump, whole-house underfloor heating, heat recovery ventilation, and LED lighting throughout the property, create a practical and contemporary family home.

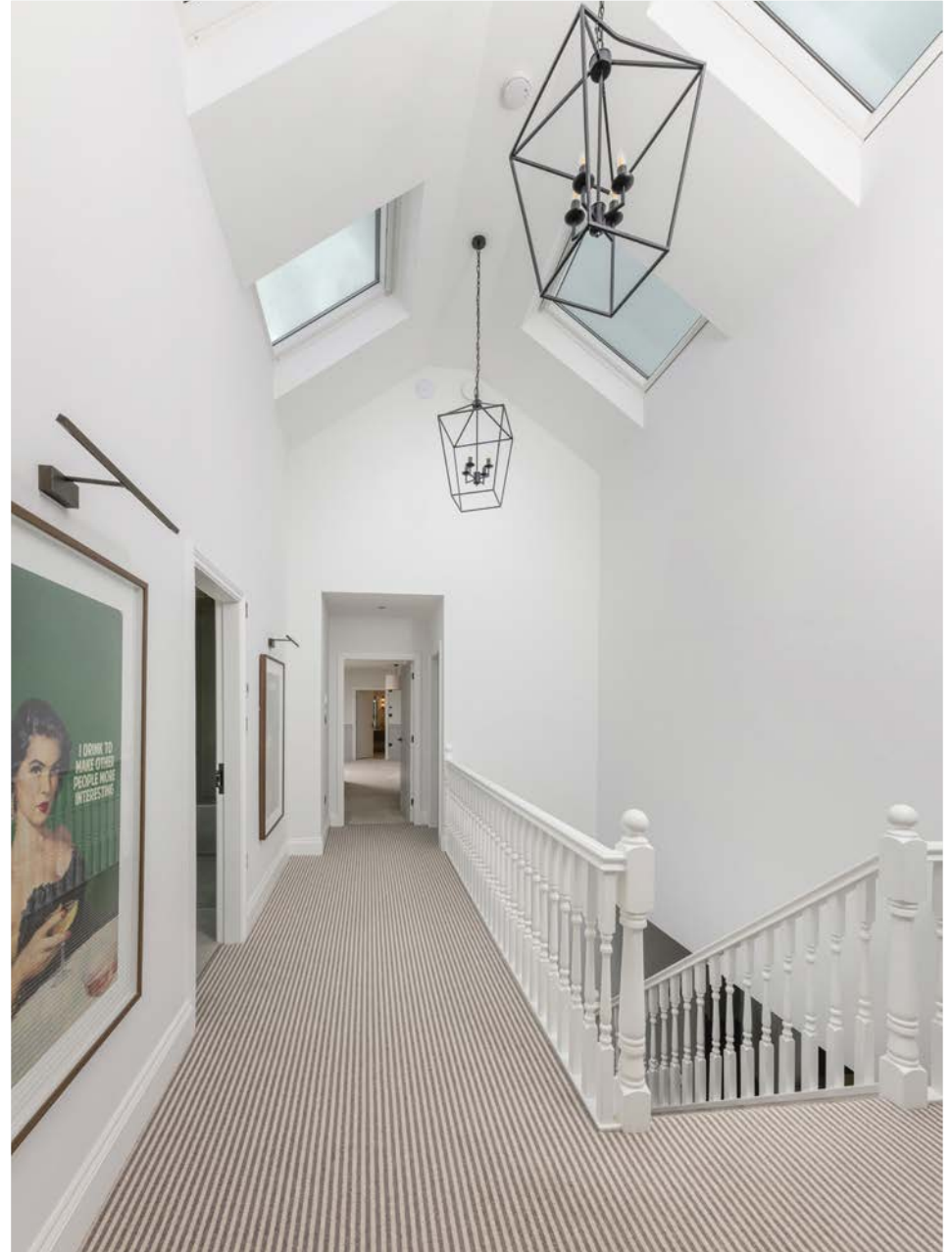
The first floor of Throckley Marsh Farm continues to impress with its thoughtful layout and luxurious features. A bright and airy galleried landing, featuring vaulted ceilings and Velux windows, spans the length of the house and provides access to the bedroom accommodation.

The principal bedroom suite is a delightful sanctuary, boasting a generous sleeping area, a private dressing room, and a contemporary ensuite bathroom equipped with modern fixtures, Italian tiling, a freestanding stone bathtub, and a walk-in shower.

On this floor, there are four additional generously sized bedrooms, each equipped with air conditioning and serviced by a beautifully appointed family bathroom. One of these bedrooms features a modern ensuite bathroom, while another includes a Juliet balcony that overlooks the scenic natural surroundings.

A highlight of the first floor is the versatile games room, accessible via a separate staircase, creating a quiet getaway from the busier areas of the house. This fantastic space for recreation is complemented by its own well-appointed bathroom.















Barns

There are two substantial detached barns on the same site as the house, each having planning permission to convert into four-bedroom residential dwellings. Each property is on its own separate generous plot and enjoys the same wonderful views.

One or both barns are available to the purchaser of the main house and can be sold in their current state, or there is the option to purchase them fully renovated. This would provide the main house with luxurious ancillary accommodation, a high-end holiday let, or guest accommodation. This small select development has been carefully configured to ensure each property has good access, maximum privacy, generous gardens, and the most amazing views.

Agents Note

The farmland immediately adjacent to the properties, which they directly overlook, is protected by a restrictive covenant to preserve the stunning views.





Externally

The commanding entrance gate, framed by reclaimed stone walls and a canopy of mature trees, welcomes you into the property. Beyond this inviting entry, a generous gravel driveway, bordered by mature hedging, ensures a sense of privacy. A spacious double garage and a beautifully proportioned oak and slate porch with seating complete the picture, providing an impressive introduction to this exceptional home.

The gardens of Throckley Marsh Farm provide the perfect setting for both relaxation and entertainment. At the heart of the outdoor space lies an expansive south-facing lawn, surrounded by a thoughtfully designed landscape. Spacious stone terraces provide the ideal setting for hosting gatherings or enjoying quiet moments. A raised herb garden and an orchard, home to a charming flock of hens, add to the idyllic charm. Additionally, an extensive and productive vegetable garden is included. Enclosed by mature trees and wooded areas, the garden offers dappled shade and frames the unrivalled pastoral views across the Tyne Valley which extend to the Pennines on a clear day, creating a serene and picturesque environment.

The grounds of Throckley Marsh Farm are a paradise for children. A discretely positioned play area offers a dedicated space for fun, yet the allure of the grounds extends far beyond. The cast iron lunch bell by the kitchen door often calls them back from adventures in the strawberry patch or from building dens in the enchanting surroundings. This property provides an idyllic and imaginative haven for children to explore and enjoy.





Local Information

Throckley Marsh Farm is situated in an elevated position less than three miles outside of Ponteland. Ponteland is a popular, historic village near Newcastle with notable landmarks such as the medieval St Mary's Church and the scenic village green. The village provides an excellent range of day-to-day amenities, including newsagents, grocery stores, public houses, highly regarded restaurants and bistros, boutiques, and various local businesses. Additionally, there are numerous sports clubs and a well-equipped leisure centre within the village.

Within easy reach of the property, Ponteland offers a selection of first, middle, and senior schools, catering to a range of educational needs. Furthermore, there are several esteemed private schools in nearby Newcastle as well as a prestigious country day and boarding school nearby. The area is well-served by professional services and hospitals, and provides access to a wealth of cultural, recreational, and shopping facilities in Newcastle.

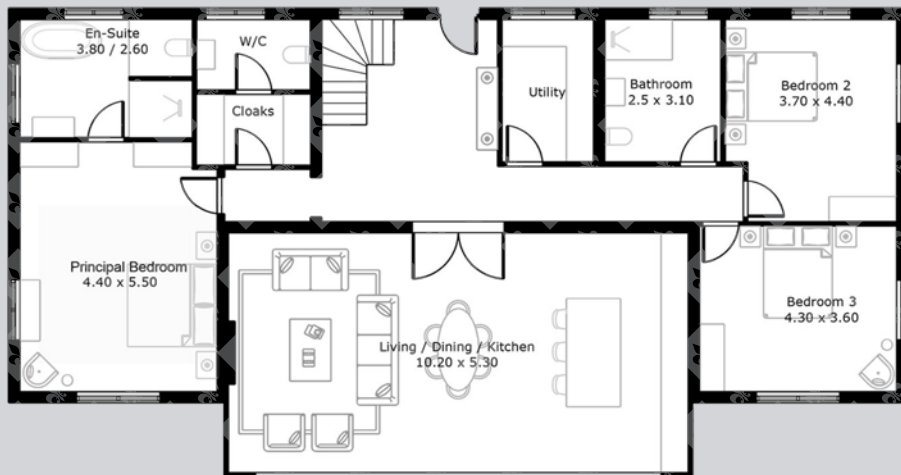
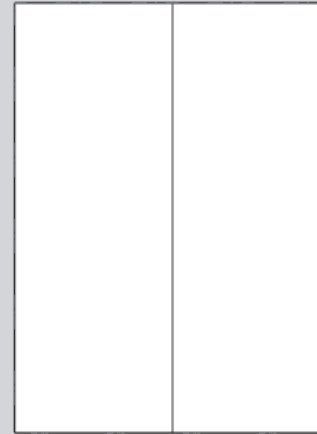
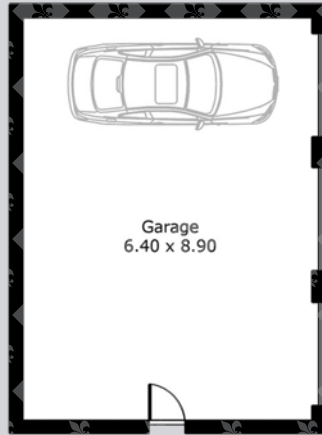
For the commuter, the property is conveniently situated with easy access to Newcastle and beyond, thanks to the nearby A1 and A69. Newcastle Central Station offers mainline services to major UK cities both north and south, and Newcastle International Airport is also close by, ensuring excellent transport links for both domestic and international travel.



Floor Plans



Floor Plans

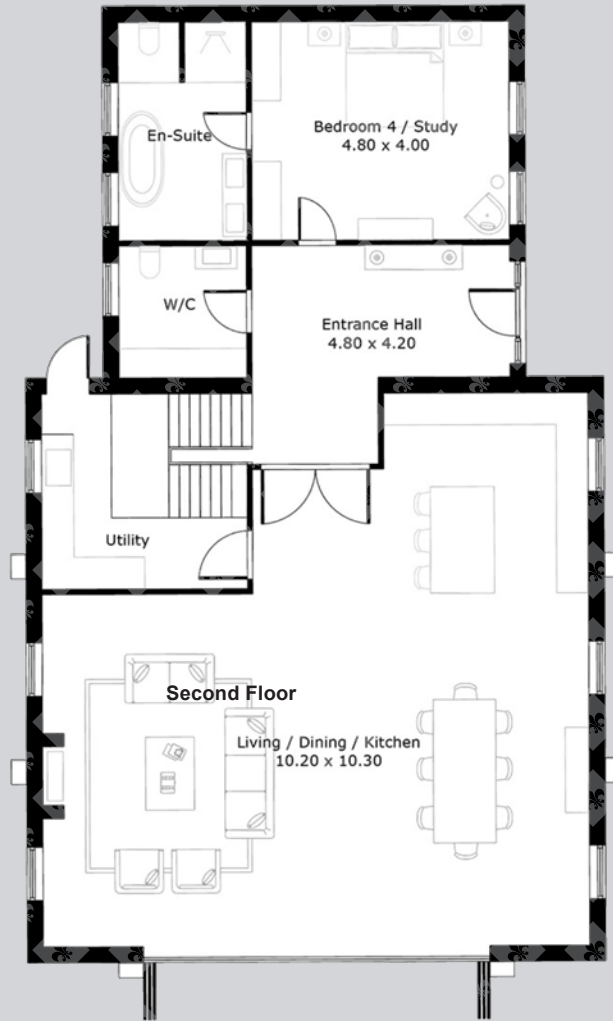
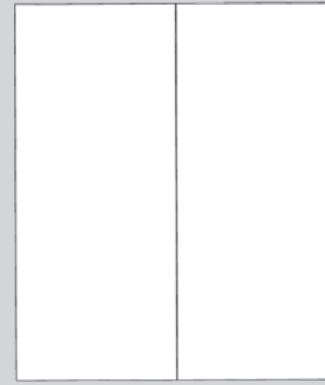
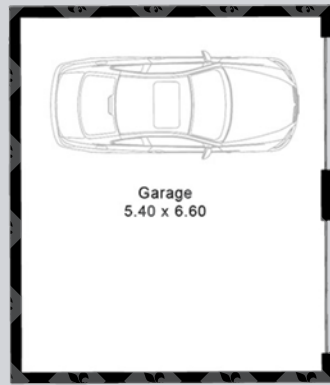


South Barn Ground Floor

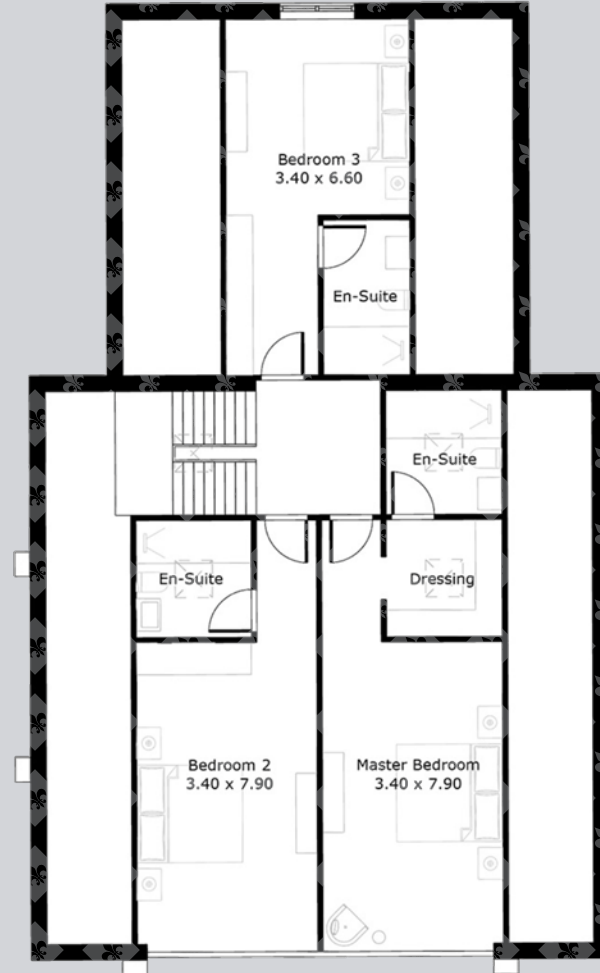


South Barn First Floor

Floor Plans



West Barn Ground Floor



West Barn First Floor

Google Maps



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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. Private sewage treatment plant.

Air source heat pump underfloor heating. Heat recovery ventilation system.

Postcode

NE15 9RD

Council Tax

Band TBC

EPC

Rating B

Tenure

Freehold

Viewings Strictly by Appointment

T: 01434 622234

E: corbridge@finestgroup.co.uk







Finest Properties

15 Market Place | Corbridge | Northumberland | NE45 5AW

01434 622234

corbridge@finestgroup.co.uk

finestproperties.co.uk

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