

# Three Tuns Farm

HARLOW HILL | NEWCASTLE UPON TYNE | TYNE & WEAR



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A charming Victorian stone-built farmhouse on the edge  
of Hadrian's Wall with uninterrupted countryside views

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Corbridge 6.6 miles | Hexham 14.3 miles | Newcastle City Centre 13.5 miles  
Newcastle International Airport 9.9 miles



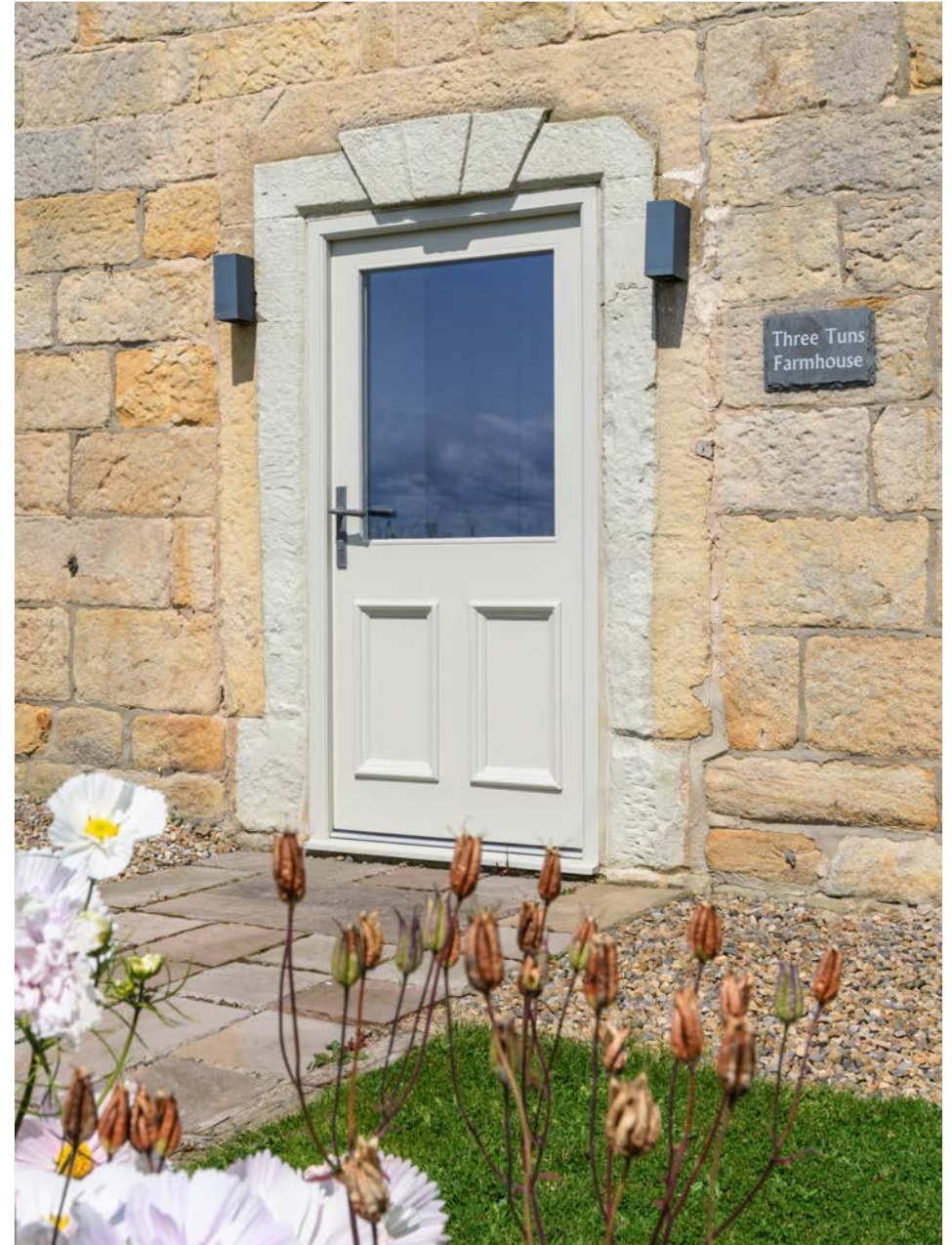
## Accommodation in Brief

### Ground Floor

Boot Room | Entrance Hall | WC | Sitting Room  
Kitchen/Diner/Family Room | Study | Store Room

### First Floor

Principal Bedroom with en-suite | Bedroom with dressing room  
Two further bedrooms | Family Bathroom | Laundry Room







## The Property

Situated in the beautiful countryside on the edge of Hadrian's Wall, Three Tuns Farm is a charming semi-detached Victorian stone-built farmhouse. The property boasts uninterrupted views of open fields and woodlands that are safeguarded by the World Heritage Trust. It is conveniently situated near the A69, ensuring easy commuting access to Newcastle and beyond. Recent high specification renovations by Federation Master Builders have preserved the property's inherent charm while enhancing its overall appeal.

The property is encircled by a traditional stone wall, adding to its character and creating a welcoming entrance through a charming wooden gate into the front garden. Upon entering the spacious entrance hall, you'll find access to the main living areas, a staircase leading to the first floor, as well as a separate WC and a convenient boot room. An elegant dark-toned wood effect Karndean flooring is perfectly suited to the underfloor heating that runs throughout the ground floor.

The separate living room boasts tasteful, neutral décor and is highlighted by a traditional sandstone chimney breast with a contemporary wood burner stove. Alcove shelving and built-in cupboards offer ample storage space.

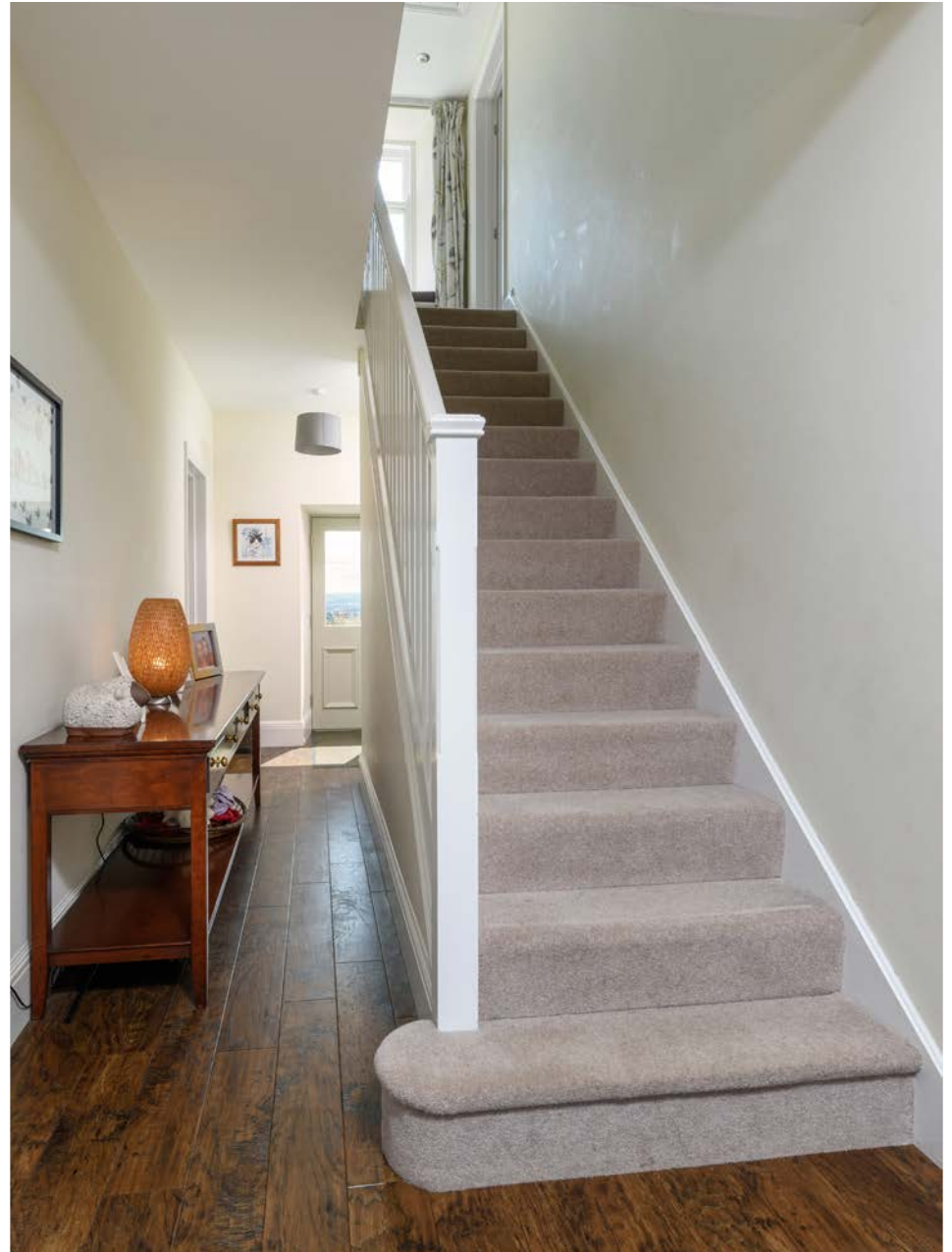
The heart of the home is undoubtedly the expansive kitchen, which also provides ample space for both seating and dining areas. An impressive original inglenook fireplace with a sandstone surround and hearth acts as a striking focal point. The well-appointed kitchen features soft close cream shaker-style cabinets, granite worktops, integrated dishwasher, a Belfast sink, and a range cooker. A substantial island adds extra storage and worktop space and includes breakfast bar seating for casual dining. Additionally, a large traditional drinks cabinet and dresser provides further storage and includes a built-in wine cooler. Adjacent to the open-plan kitchen, you'll find a versatile room ideal for use as a home office or a separate playroom and a convenient storeroom that leads out into additional outside storage space.



Ascending to the first floor, you are greeted by a spacious landing that provides access to four generously sized, immaculately decorated double bedrooms and a laundry room that incorporates plumbing for a washer and dryer.

The principal bedroom features a stylish en-suite with floor-to-ceiling tiles and a large walk-in shower. A walk-in wardrobe in this room also adds a touch of luxury. In the second bedroom, a generously sized dressing room is already set up with plumbing, allowing for easy conversion into an en-suite bathroom. The family bathroom, serving the other bedrooms, features contemporary subway tiles, a double-ended bathtub, and a large corner shower cubicle.

Additionally, a fully boarded loft space already fitted with plumbing and power presents a fantastic opportunity to expand the living area and potentially create a fifth and sixth bedroom.











## Externally

The property is accessed via a driveway at the rear that provides off-road parking for up to six vehicles. From here, a gravel path leads you to the front garden, which features a well-maintained lawn and decorative planting. Alternatively, you can enter the generous back garden, which is mainly laid to lawn and includes a flagstone path and a delightful patio area in the corner, perfect for al fresco dining and entertaining. A pergola over the patio has a removable cover providing versatile shading options.

A semi-private pathway, spanning approximately 0.8 miles, winds around the estate, reservoir, and surrounding forests. This scenic route is perfect for dog walkers and nature enthusiasts alike.



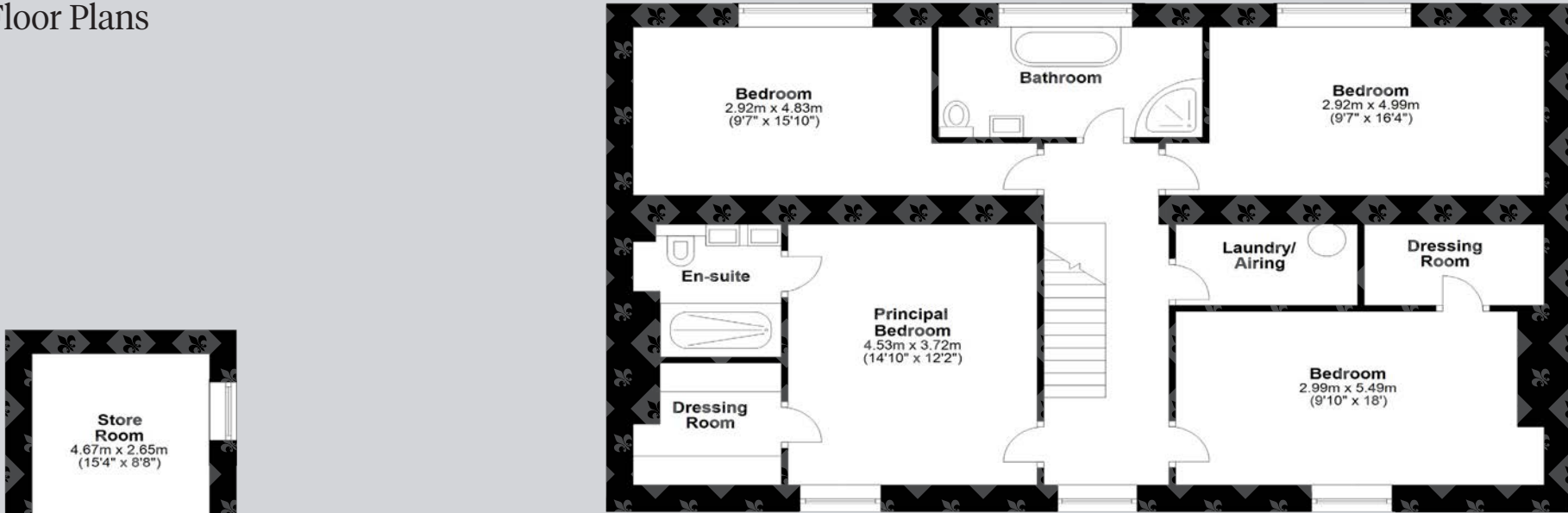
## Local Information

Located in the rural village setting of Harlow Hill a historic hamlet with outstanding views over the Tyne Valley. The property is on the line of Hadrian's Wall, a world heritage site, with superb countryside walks and views across stunning countryside. Harlow Hill is a conveniently located and desirable rural location, nearby market towns and villages such as Wylam, Corbridge and Hexham. Newcastle City Centre is within easy reach and provides comprehensive cultural, educational, recreational and shopping facilities.

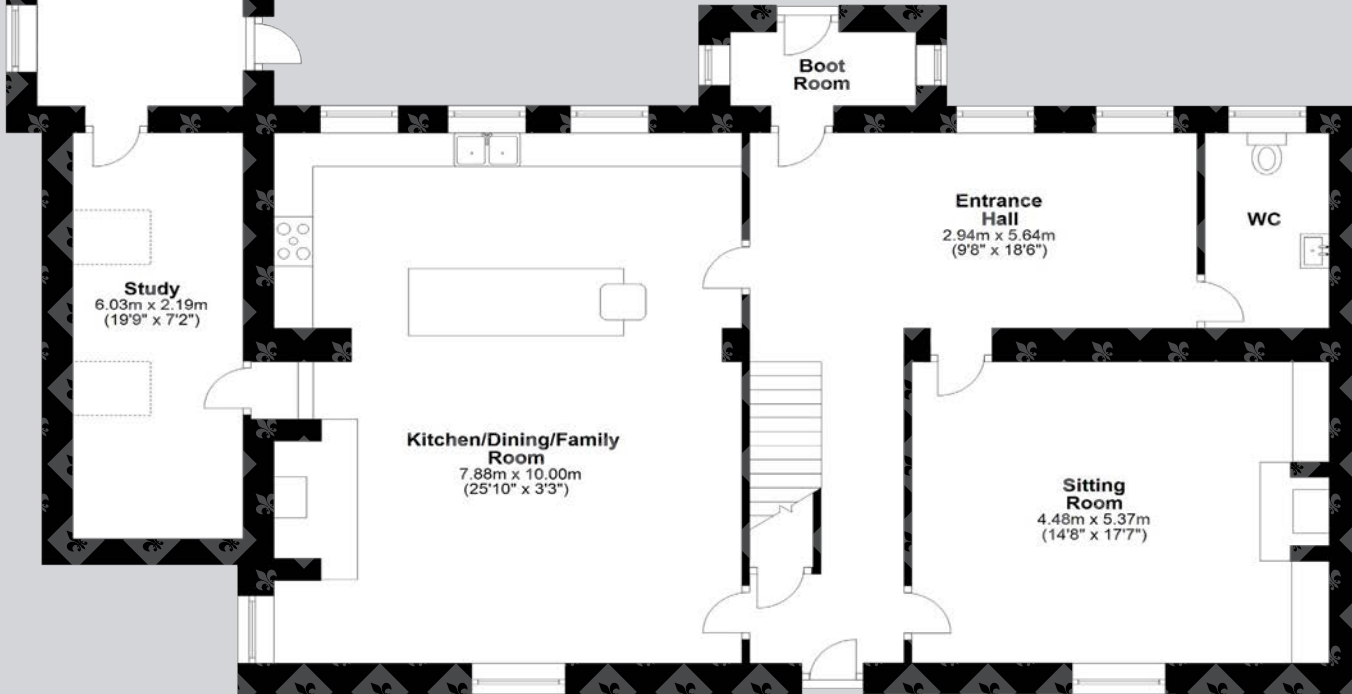
For the commuter the A1(M) provide links with the major commercial centres of the North East. Newcastle International and Teesside International Airports offer further communications with the rest of the country and overseas.



# Floor Plans



First Floor



Ground Floor

Total area: approx. 260.5 sq. metres (2803.9 sq. feet)

Google Maps

what3words



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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

Direct electricity, mains water, drainage. LPG Gas central heating. Underfloor heating to ground floor.

Postcode

Council Tax

EPC

Tenure

NE15 0QD

Band F

Rating D

Freehold

## Viewings Strictly by Appointment

T: 01434 622234

E: [corbridge@finestgroup.co.uk](mailto:corbridge@finestgroup.co.uk)





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