



Foundry Farm,
Bellingham, Northumberland, NE48 2DA

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Guide Price: £275,000

A five bedroom farmhouse with a range of outbuildings and an annex offering potential for further development. The property is in need of refurbishment.

- Stone built farmhouse
- Five bedrooms
- Attached annex
- In need of refurbishment
- Offers potential for development
- Ideal for holiday let/B & B (subject to necessary consents)
- Range of outbuildings
- Energy efficiency rating – House E (52)
Annex F (29)

youngsRPS 
Hexham - 01434 608980





DESCRIPTION

A substantial five bedroom farmhouse in need of refurbishment with a range of outbuildings offering potential for further development. There is also an attached annex in need of full renovation. The property is located near Hareshaw Linn Walk which is a stunning 2.5 mile walk through countryside passing the remains of an old ironworks - the area was once home to a number of iron and coal mines - that ends at a magnificent 30 feet waterfall. The property would be ideal for use as a holiday let or bed and breakfast (subject to any necessary consents being obtained). Briefly comprising entrance porch leading into a spacious hallway with utility room, breakfasting kitchen, dining room, sitting room, study, downstairs shower room, porch/utility room and a ground floor bedroom. On the first floor there are four further bedrooms, the master bedroom has an en suite bathroom and there is a separate family bathroom. Attached to the property is an annex which is in need of complete renovation and comprises hallway, living room, kitchen, two bedrooms and three store rooms. Good size gardens surround the property together with a courtyard offering ample parking. There is a range of stone built outbuildings also in need of renovation that could offer potential for further development.

LOCATION

Bellingham is the main town of the North Tyne with a wide range of shops, a post office, banks, library, Visitors and Heritage Centre. The town has a Nursery, First School and Middle School, petrol station, police station, doctors/health centre and an 18 hole golf course. Visitors are attracted from all over the world to follow the outdoor pursuits and experience the history of the area. The town is easily accessible with excellent connections by road, Newcastle upon Tyne is 33 miles, Hexham 18 miles and Edinburgh 81 miles. Foundry Farm is situated close to Hareshaw Linn Walk which is a stunning 2.5 mile walk through countryside passing the remains of an old ironworks - the area was once home to a number of iron and coal mines - that ends at a magnificent 30 feet waterfall.

SERVICES

Mains electricity, water and drainage are connected. Oil fired central heating to radiators are also supplying the domestic hot water.

CHARGES

Northumberland County Council tax band B.

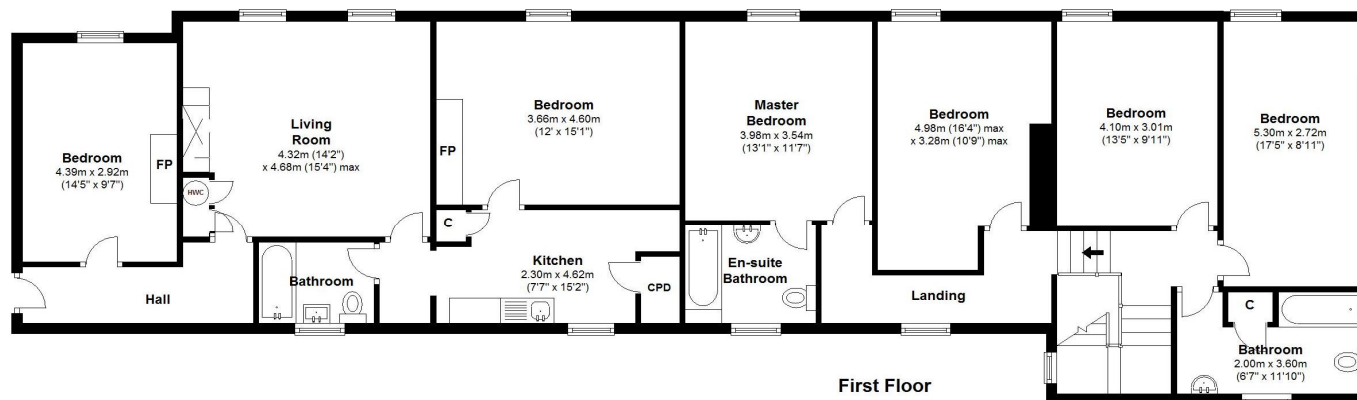
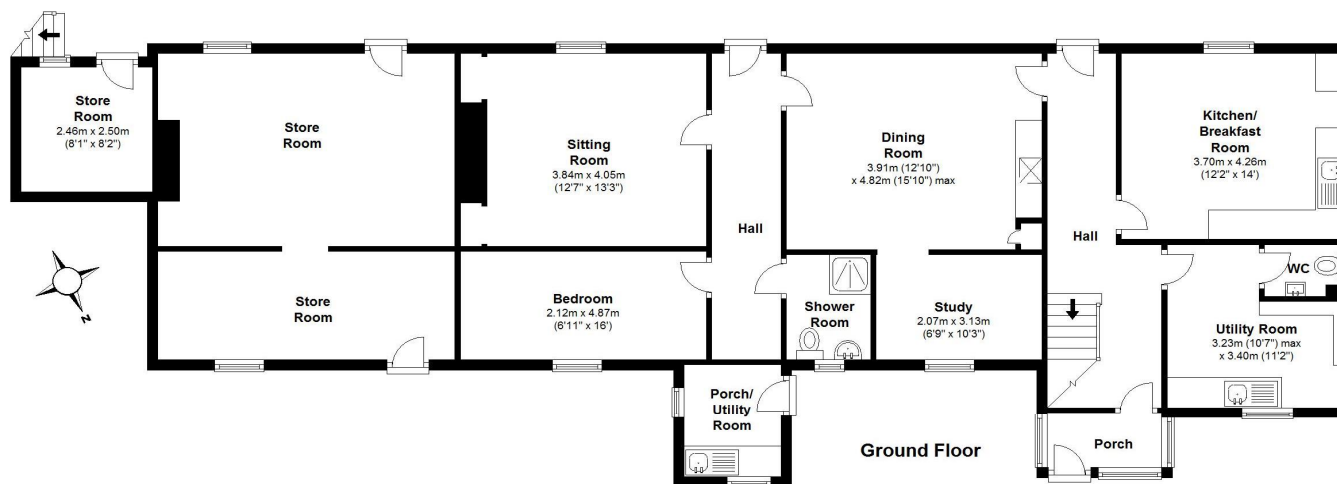
VIEWINGS

Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 608980.

FREE MARKET APPRAISAL

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





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Hexham Office:

Priestpopple, Hexham, Northumberland NE46 1PS
T: 01434 608980 / 609000
F: 01434 608920
mail.hexham@youngsrps.com

Alnwick Office:

Russell House, Greenwell Road, Alnwick NE66 1HB
T: 01665 606800 F: 01665 606801 mail.alnwick@youngsrps.com
www.youngsrps.com

Sedgefield Office:

50 Front Street, Sedgefield, Co. Durham TS21 2AQ
T: 01740 617377
F: 01740 622220
mail.sedgefield@youngsrps.com