



# Orchard House

Laker Hall, Newton, Northumberland, NE43 7UZ

youngsRPS 



# Orchard House Laker Hall Newton Northumberland NE43 7UZ

**Guide Price: £650,000**

**\*\* VIRTUAL VIEWING AVAILABLE UPON REQUEST\*\*** Orchard House is a charming farmhouse set in this sought-after rural location which forms part of the popular Laker Hall development with circa 9.6 acres of land and fantastic views over open farmland and countryside.

- Charming Farmhouse
- Countryside setting
- Close to village of Newton
- Three bedrooms
- Two reception rooms
- Circa 9.6 acres of land
- Gardens and parking
- Energy efficiency rating E

**youngsRPS**   
Hexham - 01434 608980



## DESCRIPTION

Orchard House is a charming farmhouse set in this sought-after rural location which forms part of the popular Laker Hall development close to the village of Newton. The property benefits from circa 9.5 acres of land and fantastic views over open farmland and countryside. Orchard House has been run as a successful holiday let since 2016. The front door opens into the entrance hall which provides access into the kitchen. The kitchen is fitted with a range of wall and floor units with complementary work surfaces incorporating a stainless steel sink and mixer tap over, integrated appliances including a dishwasher, oven, ceramic hob and microwave. There is a separate utility room, cloakroom and a store room. The property enjoys two good sized reception rooms. Off the kitchen there is a dining room with a wood burning stove and views over the garden. The cosy sitting room also enjoys a wood burning stove and views over the garden. Stairs lead to the first floor where there are three good sized bedrooms. The master bedroom benefits from an en suite shower room comprising a shower cubicle, wash hand basin and low level wc. There is also a separate family bathroom.

## EXTERNALLY

Orchard House is accessed from a quiet country lane leading to a gravelled parking area for a number of vehicles. The garden is of a

good size and is mainly laid to lawn, bordered by stone walling and hedging with a raised decking area ideal for outdoor entertaining.

## THE LAND AND OUTBUILDINGS

The Land at Orchard House consist of approximately 3.88 hectares (circa 9.5 acres) of permanent pasture. Lying to the south of the property and overlooked by the house it provides ideal grazing land and adds hugely to property as a whole. Historically the land has been used as meadow land with an annual crop of hay taken; a testament to its productive nature. It is however of a sufficient size to have various and yet simultaneous uses, be it pony paddocks, a small holding and/or its current use as a hay meadow. In addition to the land there are three stables and a storage barn and consequently the property as a whole represents an ideal package for any small holder and/or equine user.

## LOCATION

Laker Hall Farm is situated in a rural and secluded location with barn conversions located to the rear with the village of Newton is located just a few miles away. Newton is an attractive, primarily stone built village located in an attractive rural setting less than half a mile from the A69, 4 miles from Corbridge and 15 miles

from the centre of Newcastle upon Tyne. Mowden Hall School, Close House Country Club which boasts a luxury hotel and golf club along with Matfen Hall hotel, golf and spa are all within easy reach. Newton enjoys its own popular country pub, is within walking distance of the productive Brocksbushes farm shop and is a short drive from the attractions of Hadrians Wall.

## SERVICES

Mains electricity and water are connected. Septic tank drainage. Oil fired central heating.

## CHARGES

Northumberland County Council tax band E.

## MARKET APPRAISAL

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

## VIEWINGS

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







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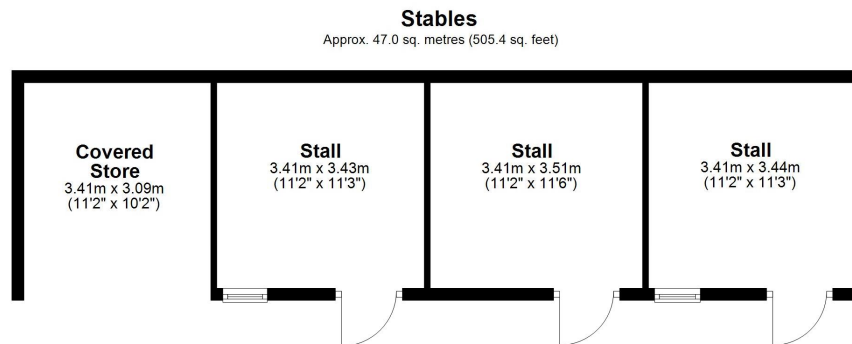
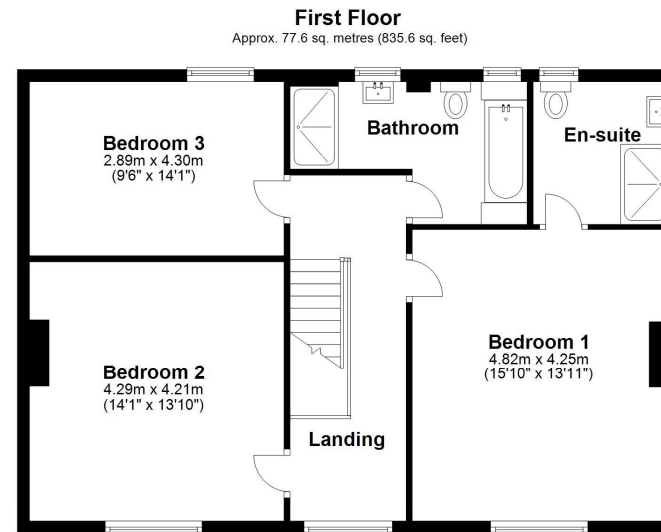
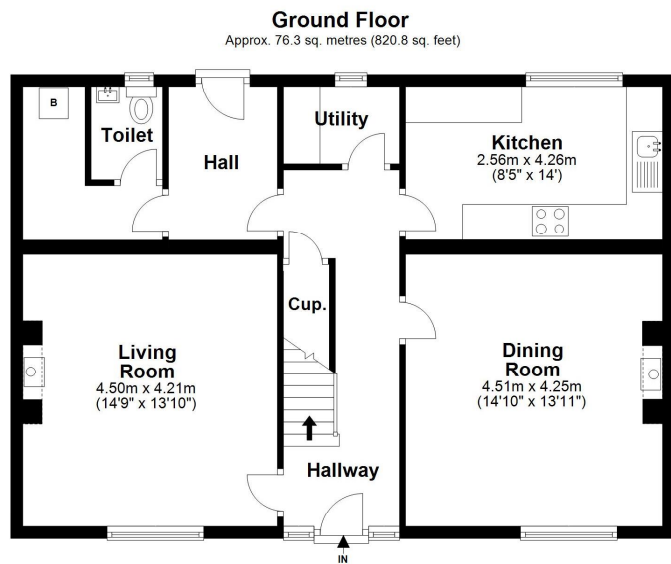
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