



HAGG HILL FARM | SPA WELL ROAD, WINLATON MILL, BLAYDON ON TYNE



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PRICE ON APPLICATION

ATTRACTIVE SMALLHOLDING WITH PERIOD FARMHOUSE, ONE
BEDROOM COTTAGE, EXTENSIVE EQUESTRIAN FACILITIES AND 22 ACRES

FARMHOUSE – ENTRANCE HALL | SITTING ROOM | DINING ROOM | KITCHEN | CONSERVATORY | STUDIO
WORKSHOP | TWO BEDROOMS | BATHROOM

COTTAGE – KITCHEN/BREAKFAST ROOM/SITTING AREA | BEDROOM WITH EN-SUITE SHOWER ROOM

GARDEN | STABLES | Paddock | MANEGE | WOODLAND

rare! From Sanderson Young

SITUATION AND DESCRIPTION

An attractive smallholding with period farmhouse, one bedroom cottage and extensive equestrian facilities sitting in around 22 acres of garden, paddock and woodland. The property is situated in an elevated semi-rural position with easy access to the Derwent Valley Nature Park, yet within close proximity to Newcastle and Gateshead. The farmhouse enjoys income from the holiday cottage and livery yard business, and in the past has been run successfully as a riding centre.

The farmhouse, which dates back to the mid-18th Century, is full of period features including open fireplaces, exposed stone walls and beams and sits in an elevated position with fabulous open rural views and is within easy reach of local amenities.

The property offers a kitchen, three reception rooms, currently used as a private sitting room, dining room together with a conservatory and bathroom to the ground floor. A staircase leads up to two double bedrooms at first floor level.

A stone built cottage (2008) lies adjacent to the farmhouse and is currently used as holiday accommodation with a high occupancy rate but could equally provide an annex to the house. The cottage is also full of character with exposed beams and flagstone flooring; the open plan ground floor includes a bespoke fitted kitchen/breakfast room with a sitting area and doors onto the garden. To the first floor there is a spacious double bedroom with walk-in wardrobe, Juliet balcony and en-suite shower room.

Externally the property enjoys spacious gardens and grounds with paddock and woodland areas extending to approximately 22 acres. There is a gravelled parking area beside the house and a further large parking area which serves the stable yard. A small wooden bridge crosses a burn which connects the garden to a woodland glade.

The stable yard consists of 16 purpose built stables all of which have automatic water drinkers and rubber matting, tack room, feed room, shower room with shower, wash hand basin and wc. The paddocks have electrified post and wire fencing and automatic water drinkers. There is an outdoor all weather sand and fibre manege which is 40m x 20m and has flood lighting.

Local Information – This equestrian property is set in a stunning semi-rural location yet is only a few miles west of Gateshead and Newcastle. The nearby former railway line which runs approximately 10.5 miles from Swalwell to Blackhill is now the popular Derwent Walk, a footpath, bridleway and cycle track. There is easy access to the Derwent Valley Park and Derwent Walk with the opportunity to see magnificent Red Kite birds of prey and a host of other wild life.

Several surrounding villages include Rowlands Gill, Winlaton and Whickham and provide local services such as schooling, shops, post office, pubs and restaurants. All comprehensive facilities are available in Gateshead Metro Centre and Newcastle which both provide excellent professional and entertainment facilities.

For the commuter Newcastle International Airport, Newcastle Rail Station and the A1 are all extremely accessible providing good transport links.







AGENTS NOTE

Planning permission is available to extend the farmhouse to give one bedroom, a bathroom and one more reception room.

DIRECTIONS

Leave the A1 and take the A694 sign posted to Consett, Newcastle and Blaydon. Follow the A694 towards Rowlands Gill for 1 mile and the entrance to the property is on the right hand side. Follow the drive up the hill and there is a parking area beside the farmhouse.

SERVICES

The property has mains electricity and water, private drainage and oil fired central heating.

TENURE

Freehold

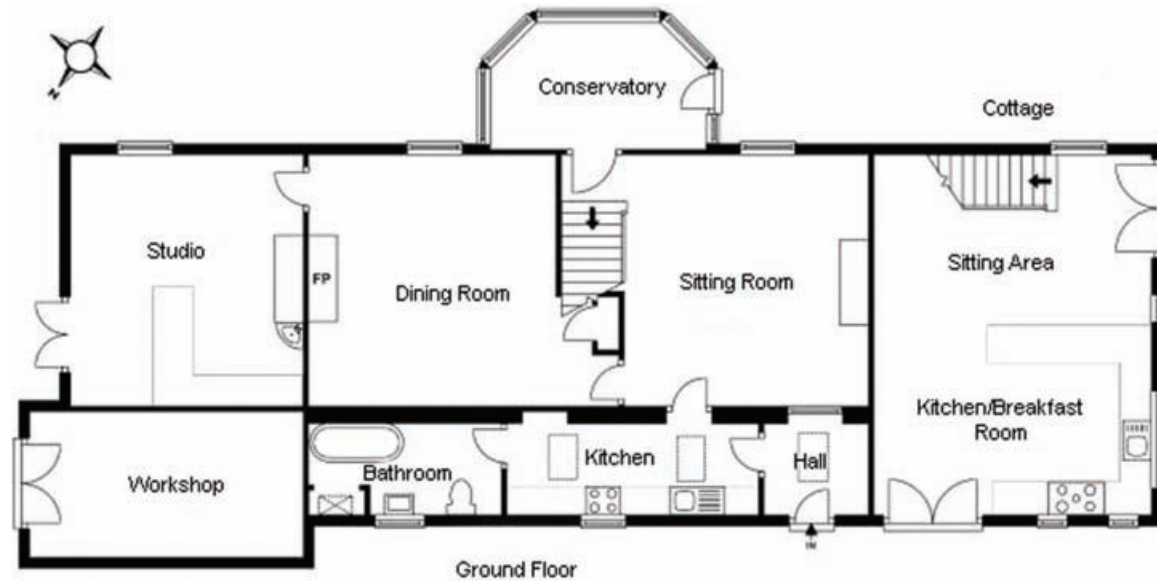
COUNCIL TAX

Please see website: www.voa.gov.uk

ENERGY PERFORMANCE RATING

Grade: F







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