

7 Broomhouse Farm Court





Accommodation in Brief

Ground Floor

Reception Hall | Kitchen/Diner | Snug/Dining Room | Living Room
Second Reception Room | Utility Room | Cloakroom | Two Store Rooms

First Floor

Principal Bedroom with Dressing Area and En-Suite
Three Further Double Bedrooms | Two Additional Bathrooms (One En-Suite)
Mezzanine Landing





BILAH
BILAH
BILAH

Let's
Party

The Property

Set behind a gated entrance in a private position; this substantial barn conversion is beautifully presented. Designed as a full-time family home, the layout and interior styling complement the building's traditional character

The accommodation extends to over 3,000 sq ft, wrapped up in the fabric of thick stone walls, exposed beams, and vaulted ceilings. At the centre of

is a large kitchen with a central island, integrated appliances including twin fridge-freezers, a range cooker, microwave, and dishwasher. Bespoke cabinetry and a sleek breakfast bar complete the kitchen, while ample space remains for informal dining.

A dining area with a large table and chairs provides a more intimate setting for dining or relaxed evenings. Beyond lies a lounge area with a large sofa and armchairs, with twin doors opening to the terrace and garden beyond.

The property also features a 50-foot landing with a mezzanine gallery above the entrance hall. The principal suite occupies its own wing, a vaulted retreat with exposed timbers, bespoke lighting, and a large dressing room. The en-suite bathroom is equally well-appointed, with a walk-in rainfall shower, freestanding bath, and carefully integrated lighting. Three further double bedrooms lie across the landing — one with en-suite shower room — while the remaining rooms are served by a spacious family bathroom.

The property is set on a large plot with a well-maintained garden and a swimming pool. The location is ideal for those seeking a peaceful and private family home.

The property is a true gem, offering a blend of traditional character and modern amenities. It is a home that will provide a lifetime of memories and enjoyment.

50-foot landing with a mezzanine gallery above the entrance hall. The principal suite occupies its own wing, a vaulted retreat with exposed timbers, bespoke lighting, and a large dressing room. The en-suite bathroom is equally well-appointed, with a walk-in rainfall shower, freestanding bath, and carefully integrated lighting. Three further double bedrooms lie across the landing — one with en-suite shower room — while the remaining rooms are served by a spacious family bathroom.













Externally

Externally, the gardens are designed for enjoyment as well as privacy, with stepped terraces, a pergola walkway and a sheltered patio beneath a louvred aluminium canopy. A swim spa provides a touch of luxury, while the detached double garage has been converted for use as a gym and games room. Additionally, an charging point has been installed on the front of the garage.



Local Information

The property is located on the edge of Prudhoe, a small town in the Tyne Valley with a strong sense of community and convenient access to both [retail and leisure facilities](#), including a large supermarket, cafés, pubs, and independent shops, as well as a local leisure centre and swimming pool. There are several active community groups and sports clubs, making it a practical base for families.

Beyond the town, the surrounding area includes picturesque walking routes along the River Tyne and through nearby woodlands, with the historic ruins of [Prudhoe Castle](#). The Tyne Valley line runs through Prudhoe station, providing regular direct trains to Newcastle and Hexham, with onward connections to London and Edinburgh via the East Coast Main Line.

Schooling options include several primary and secondary schools in Prudhoe, while the highly regarded Queen Elizabeth High School in Hexham is within reach. For independent education, Newcastle and Durham both have excellent options, including [Newcastle School](#) and Durham School.

The area also offers a full range of cultural, retail, and professional services. The A69 and A1 also provide easy access to the coast and countryside.



Floor Plans



Ground Floor

First Floor

Total area: approx. 245 sq. metre (2637.1 sq. feet)

Google Maps

what3words



///rewrites.vanished.hope

Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and

Services

Mains electricity, gas, water and drainage.

Postcode

NE42 5FS

Council Tax

ó ø

EPC

Rating C

Tenure

Freehold

Viewings Strictly by Appointment

T: 0330 111 2266

0" x " "





Finest

PROPERTIES

15 Market Place | Corbridge | Northumberland | NE45 5AW

0330 111 2266 | contact@finest.co.uk

[nest.co.uk](https://www.nest.co.uk)

IMPORTANT INFORMATION Finest Properties, for themselves and for the Vendors and Lessors of this property whose Agents they are give notice that: (1) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) No person in the employment of Finest Properties, has any authority to make or give any representation or warranty whatever in relation to this property.