

The Old Farmhouse



South Fens | Stamfordham | Northumberland



Accommodation in Brief

Ground Floor

Reception Hall | Sitting Room | Dining Room | Kitchen
WC | Store Room | Rear Porch

First Floor

Principal Bedroom with En-suite Shower Room | Two Further Bedrooms
Family Bathroom | Study | Fourth Bedroom

Externally

Enclosed South-Facing Garden | Double Garage | Garden Store
Boiler House | Borehole Shed

Additional Land

Stable Block | Manège | Barn | Pond | 5 Acres of Paddock
4 Acres of Woodland





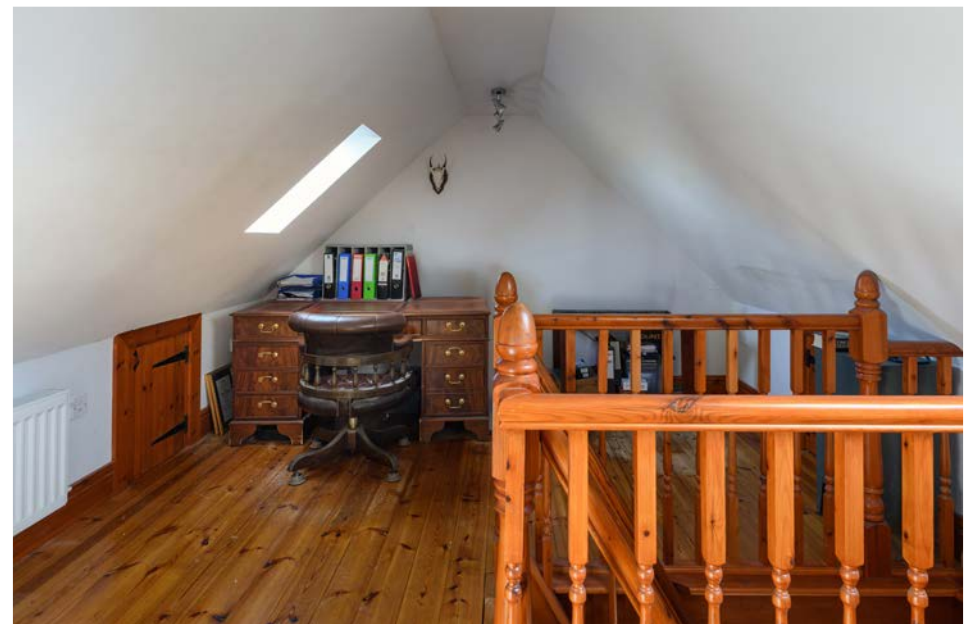
The Property

Set within a quiet rural hamlet towards the end of a no-through lane, The Old Farmhouse is a handsome Grade II Listed property with expansive views across open Northumberland countryside. The stone-built farmhouse stands within its own enclosed garden plot, offering traditional character, well-balanced interiors, and a wonderfully private setting just minutes from Stamfordham and Matfen—with Newcastle reachable in under 30 minutes.

Built in local stone beneath a slate roof, the property reflects the traditional character of a Northumberland farmhouse. Inside, the interiors feel warm and well kept, combining natural materials and soft neutral decor.

The main reception room is a generous space with exposed beams, oak flooring, and a feature inglenook fireplace housing a wood-burning stove. An arched opening leads into the dining area, allowing for a sociable connection between the two spaces. At the opposite end of the house, the kitchen is finished with granite worktops, solid cabinetry and SMEG appliances, including twin ovens, a built-in AEG microwave, and integrated dishwasher. A rear porch provides access to the garden and space for cold storage.

The entrance hall, tiled underfoot, links the main rooms efficiently, while a timber staircase rises to the first floor. The principal bedroom enjoys open views and a private en suite with shower, complemented by two further bedrooms and a family bathroom. A separate staircase accesses a fourth bedroom and adjacent study—an ideal arrangement for guests, older children, or working from home.





Externally

The property is set behind a low stone wall with an enclosed, south-facing garden arranged around a central lawn and vegetable beds. A stone-paved terrace offers space for outdoor dining, with mature planting and views across open countryside. Outbuildings include a garden store, boiler house and borehole shed.

A short distance from the property, a separate parcel of land—extending to approximately 9.77 acres. This includes 5 acres of grazing paddock, 4 acres of woodland, a manège, pond, stable block, barn and additional outbuildings, all well suited to equestrian or smallholding use.

The stables have approved planning permission for a conversion into two residential dwellings. For more information, including proposed architectural plans, please visit the Northumberland County Council Planning Portal and search using the following reference: 23/04101/FUL

Agent's Note

The parcel of land containing the stables is subject to a restrictive covenant:
– full details of this are available on request.

The road from Fenwick up to the Old Farmhouse is council maintained.





Local Information

The Old Farmhouse is situated down a single-track lane which is just under a mile from the centre of the rural hamlet of Fenwick. The charming villages of Stamfordham and Matfen lie close by, offering the perfect balance of peaceful countryside living with convenient commuter access. Outdoor enthusiasts will be in their element, with an abundance of opportunities for walking, cycling, and horse riding. The famous Hadrian's Wall, Wallington Hall, and the expansive Kielder Water and Forest Park are all within easy reach.

Stamfordham and Matfen are both well-served with a range of local amenities, including a village shop, tea room, pubs, a doctor's surgery, cricket clubs, and village halls. Matfen Hall adds a touch of luxury with its golf course, swimming pool, spa, and award-winning restaurant.

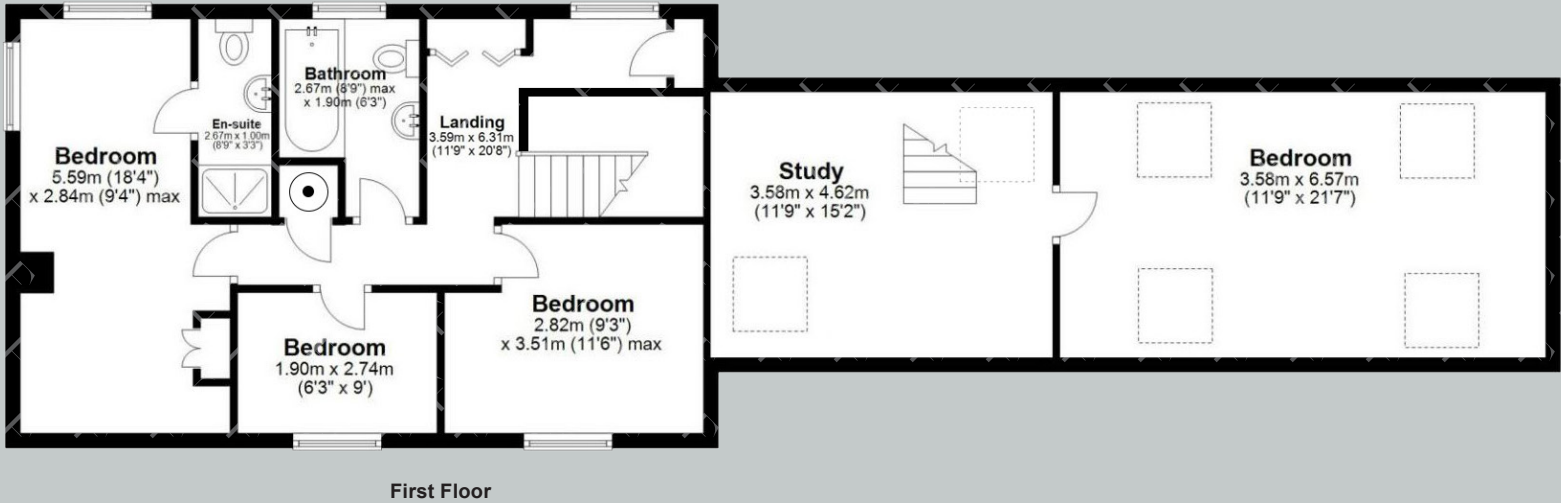
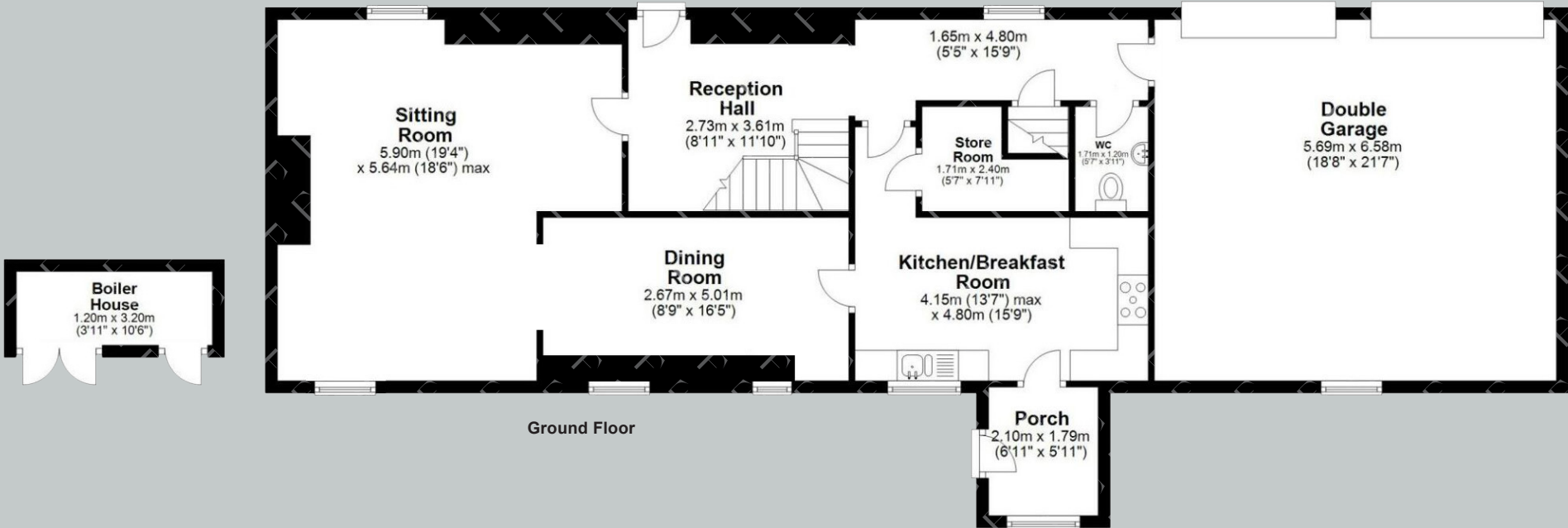
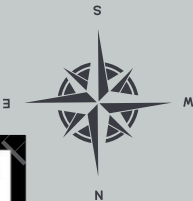
For schooling, Stamfordham offers Stamfordham Primary School, a charming village school that caters to children aged 4-11. Another option is Belsay Primary School in the village of Belsay. For secondary education, Ponteland High School, located about 7 miles away in Ponteland, serves students aged 11-18.

Stamfordham is accessible via the A69 and B6309 roads, providing easy driving routes to Newcastle, Hexham, and surrounding areas. Public transport options include bus services to Newcastle and nearby towns like Ponteland. The nearest train stations are in Prudhoe and Hexham.





Floor Plans



Total area: approx. 223.8 sq. metre (2409.2 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

Mains electricity. Private bore hole supplied water.

Oil-fired central heating. Drainage to septic tank.

Postcode

Council Tax

EPC

Tenure

NE18 0LN

Band E

Rating F

Freehold

Viewings Strictly by Appointment

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PROPERTIES

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