

Common House Farm



Melkridge | Haltwhistle | Northumberland





## Accommodation in Brief

### **Main House - Ground Floor**

Porch | Garden Room | Kitchen/Dining Room | Sitting Room  
Dining Room | Utility | WC

### **First Floor**

Principal Bedroom | En Suite Shower Room | Dressing Room  
Two Further Bedrooms | Family Bathroom

### **The Bothy - Ground Floor**

Open-Plan Kitchen / Living / Dining Area  
Double Bedroom | Shower Room

### **The Granary - Ground Floor**

Open-Plan Kitchen / Living / Dining Area  
Two Bedrooms | Shower Room

### **Stable Cottage, Horseshoe Cottage & The Tack Room**

#### **Ground Floor**

Open-Plan Kitchen / Living / Dining Area  
Double Bedroom | Shower Room





## The Property

Set high above the Tyne Valley with panoramic views stretching east and west, Common House Farm presents a compelling combination of lifestyle and income potential in one of Northumberland's most celebrated rural settings. The property comprises a handsome nineteenth-century farmhouse, five stone-built holiday cottages, and approximately 10.55 acres of grounds, including meadowland, lawned gardens, and a substantial agricultural barn. Tucked just moments from Hadrian's Wall and the Sill Landscape Discovery Centre, the farm occupies a quiet, elevated position with no near neighbours—yet lies within easy reach of the A69 for direct access to Newcastle, Carlisle and the wider region. Already a thriving seasonal holiday business, the property also benefits from planning permission for five glamping pods and a motorhome hook-up, offering scope to expand further under new ownership. See approved application via NCC Planning Portal, reference: 21/01560/FUL

The main house has been modernised with care, balancing a tasteful country aesthetic with robust, practical finishes. At its centre, a generous, marble-topped kitchen pairs shaker-style cabinetry with a large Belfast sink, a central island with log store and wine rack, and integrated appliances including a five-ring gas hob and raised electric oven. A separate utility room supports everyday function, while a WC sits adjacent. Two well-proportioned reception rooms span the front of the house: the first with original wood flooring, panelled walls, a decorative inglenook fireplace and south-facing views across the valley; the second with panelled walls and an impressive traditional inglenook fireplace with wood burner and space for a formal dining table. Upstairs, the principal bedroom enjoys open views and excellent natural light, with a private en-suite shower room and separate dressing room adjacent. Two further bedrooms share a family bathroom and look out across the surrounding farmland.





## Externally

A long private driveway splits at the base of the property, with one route leading to the main residence and the other to the cottage cluster. Terraces and lawned gardens wrap around the house and holiday accommodation, while a gently sloping hay meadow extends from the rear. A steel-framed agricultural barn sits near the cottages and offers excellent storage or workshop space.

### **Agent Notes**

Further land may be available by separate negotiation.

## Holiday Cottages

Each of the five cottages is self-contained, with a private entrance, designated parking, south-facing terrace, and countryside views. Interiors are simple and welcoming, with open-plan living areas, modern kitchens, and well-appointed bathrooms.

## The Tack Room, Horseshoe Cottage, and Stable Cottage

These three cottages follow an identical one-bedroom layout and have been designed to offer comfortable short-stay accommodation for couples.

## The Bothy

Includes a more generous footprint with a central kitchen and living space, a principal double bedroom, and French doors opening onto a terrace.

## The Granary

The largest of the five, offers a two-bedroom layout with an open-plan kitchen/living space and expansive views from its elevated position at the end of the row.









## Local Information

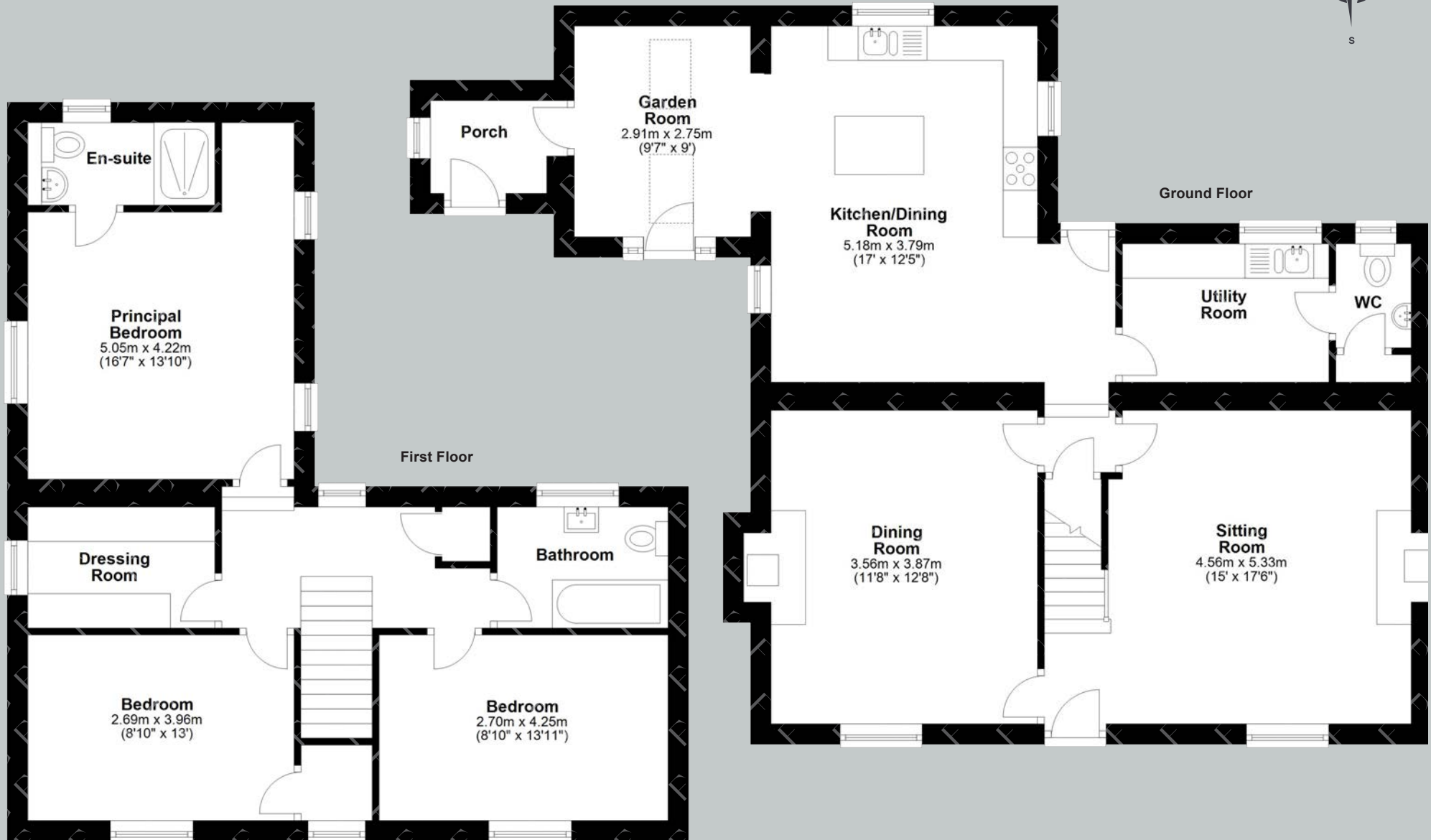
Common House Farm is situated on the edge of Melkridge, a small rural village just outside Haltwhistle, in a stretch of countryside renowned for its sweeping views and rich Roman heritage. The property lies within easy reach of Hadrian's Wall and the Northumberland National Park, offering exceptional walking, cycling, and outdoor exploration from the doorstep. The Sill Landscape Discovery Centre and the popular Twice Brewed Inn are just minutes away, drawing visitors year-round.

Everyday amenities are available in nearby Haltwhistle, including a supermarket, cafés, a medical centre, and both primary and secondary schools. The market town of Hexham lies around 20 minutes to the east, offering a wider range of shops, restaurants, and cultural attractions including its celebrated abbey and weekly market.

Well connected for travel, the property is just a short drive from the A69, linking Carlisle and Newcastle. Rail stations at Haltwhistle and Haydon Bridge provide regular regional services, with direct routes to both cities and beyond.



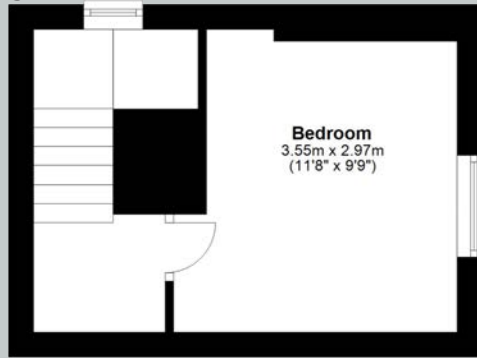
# Floor Plans



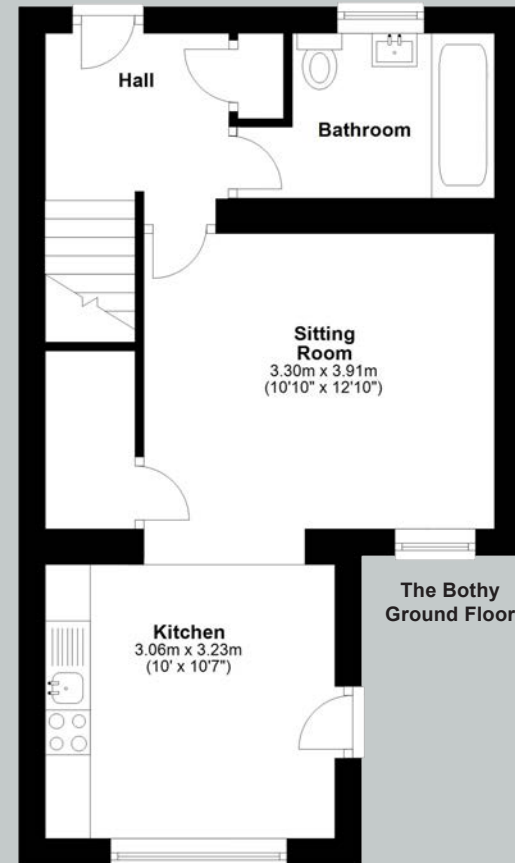
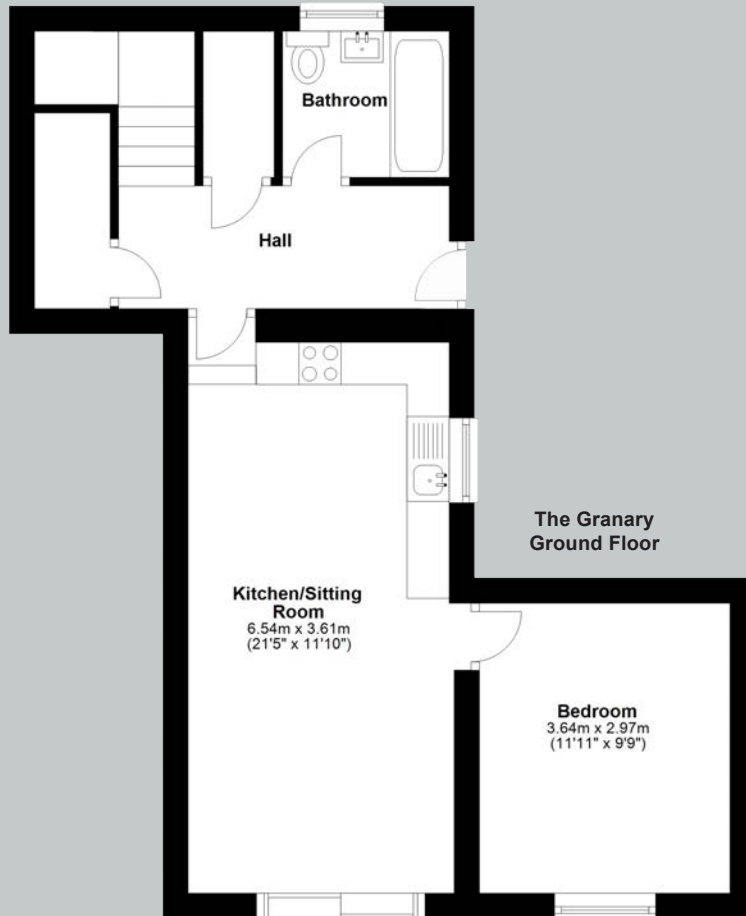
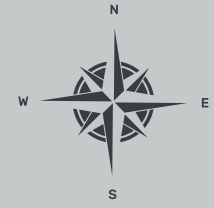
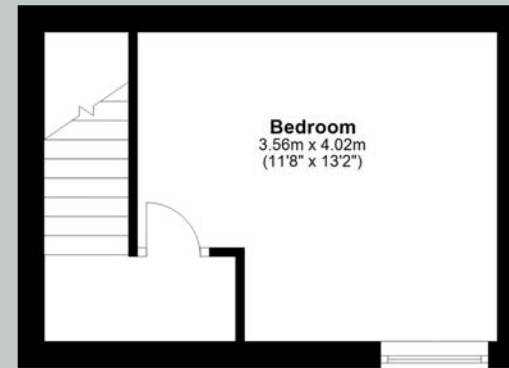
Total area: approx. 155.2 sq. metre (1670.1 sq. feet)

# Floor Plans

First Floor



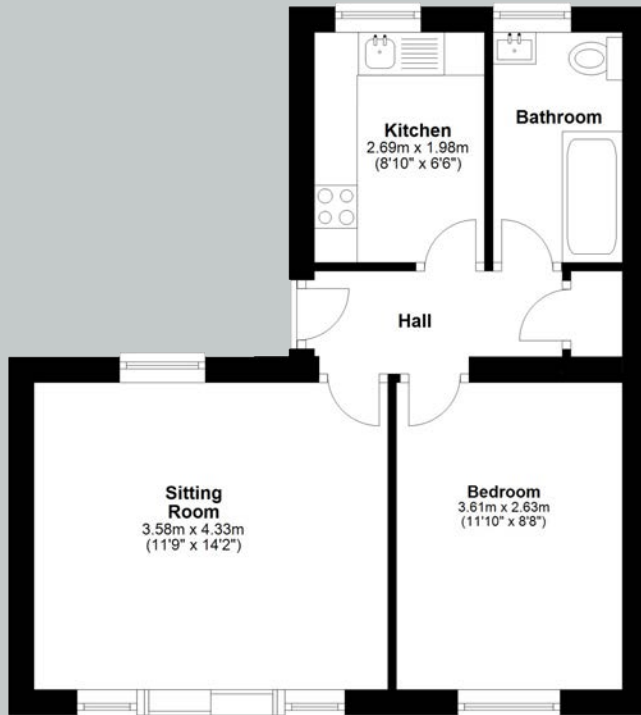
First Floor



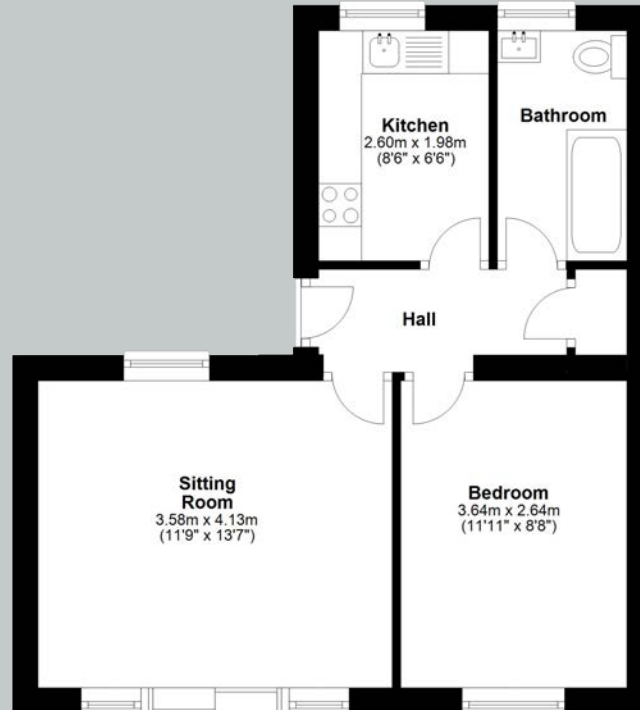
Total area: approx. 66.2 sq. metre (712.8 sq. feet)

Total area: approx. 61.8 sq. metre (665.6 sq. feet)

# Floor Plans



The Tack Room  
Ground Floor



Horseshoe Cottage  
Ground Floor



Stable Cottage  
Ground Floor

Total area: approx. 39.3 sq. metre (422.5 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 and water. Oil-fired central heating in main house. Electric heating and immersion systems in cottages. Private drainage via septic tank/waste treatment plant.

Postcode

Council Tax

EPC

Tenure

NE49 9PF

Band D

Rating D

Freehold

## Viewings Strictly by Appointment

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# Finest

PROPERTIES

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