

Horsley | Newcastle upon Tyne | Tyne & Wear

Hopside Farm







## Accommodation in Brief

### **Hopside Farmhouse**

#### **Ground Floor**

Entrance Porch | Sitting Room | Dining Room | Kitchen | Pantry  
Boot/Utility Room | Shower Room/WC

#### **First Floor**

Four Double Bedrooms | Family Bathroom

### **The Cowshed**

Open Plan Sitting Room, Dining Room & Kitchen  
Bedroom with En-suite Shower Room | Second Bedroom | Bathroom

#### **Externally**

External Office & Games Room | Boiler Room | Kennel | Gardeners WC  
Woodshed | Twin Garage | Parking | Gardens  
Potential to Rent Paddock of Around 0.27 Acres





## The Property

Dating back to 1842, Hopside Farmhouse is a beautifully restored, double-fronted detached property. The current owners have carried out renovations that carefully preserve the home's original character while introducing contemporary comforts. The result is a home that offers both generous and flexible accommodation. With an adjoining annexe and a range of stone outbuildings, the property presents an exciting opportunity for versatile family living or income generation.

At the front of the farmhouse are two generously sized reception rooms. A warm and characterful sitting room, where original wooden shutters frame a large window that looks out onto the front gardens. A wood-burning stove, set within a rustic stone surround, enhances the cosy ambiance of this delightful space. Across the hall, the formal dining room provides an elegant space for entertaining. A striking cast-iron period fireplace serves as the room's focal point, adding both charm and warmth. Two large sash windows, complemented by original wooden shutters, reveal picturesque views into the front garden and across the countryside to the side.

The kitchen embodies a quintessential country aesthetic, featuring a range of cabinetry complemented by warm wooden work surfaces that enhance its rustic charm. A traditional AGA is paired with a modern range cooker for day-to-day practicality. The layout is designed for comfort and functionality, with a central farmhouse table offering a relaxed setting for informal dining. A large sash window offers picturesque views of the surrounding farmland, creating a bright and inviting atmosphere.





A large pantry provides additional storage, while a practical boot room offers useful utility space and leads to a well-appointed downstairs shower room/WC, featuring a luxurious walk-in rainfall shower.

Upstairs, four generously proportioned double bedrooms offer comfortable and versatile accommodation, each with unique period features and tranquil views of the surrounding countryside. These rooms share a contemporary family bathroom, thoughtfully designed with a luxurious double-ended bathtub and separate shower.

Across the rear courtyard, an outbuilding offers superb additional space. The office provides an ideal environment for working from home, while the adjacent games room presents an inviting setting for entertainment and leisure.



## The Cowshed

The Cowshed, a separate stone-built property, which has been completely reconfigured to offer stylish and flexible accommodation, finished to a high standard with quality fixtures and fittings throughout. The impressive open-plan kitchen, dining, and sitting room showcases contemporary charm, highlighted by vaulted ceilings, exposed wooden A-beams, and a wood-burning stove. Both bedrooms are impeccably decorated and feature characterful exposed stonework and beams, with one benefiting from an en-suite shower room, and the second is served by a beautifully appointed bathroom. With its own independent access, it is a hugely appealing holiday let with a proven record of success but is also an ideal set up for multi-generational living arrangements.





## Externally

Hopside Farm is approached via a five-bar gate onto an expansive gravelled driveway, providing ample parking for several vehicles and access to a twin garage. The south-facing front garden features a delightful cottage garden, framed by elegant stone walling and lush, mature hedging. An array of vibrant plants and shrubs adds colour and life, creating a welcoming and picturesque first impression.

A charming courtyard at the rear sits between the farmhouse and the characterful stone outbuildings, offering an enchanting space for alfresco dining and entertaining. In addition to an office and games room, the outbuildings house a boiler room, kennel, gardener's WC, and woodshed. There may also be potential to develop these buildings into additional holiday lets, subject to securing the necessary planning permissions.

### **Agents Note**

The current owners rent an adjoining paddock of around 0.27 acres from a local landowner at an annual fee of £150. There may be the opportunity to continue this rental arrangement which is a huge benefit to the property. The paddock will appeal to interested parties looking for extra outdoor possibilities.





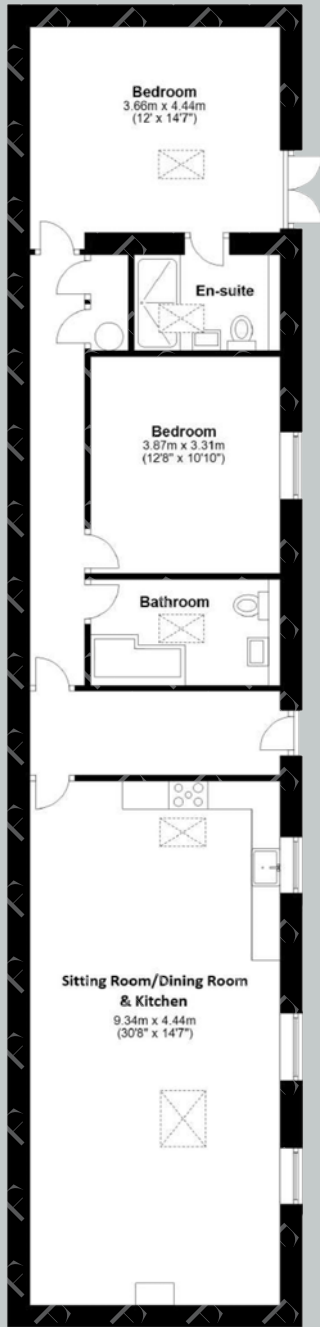
## Local Information

Horsley is a small village with historic and architectural significance and a large part of it was designated a Conservation Area in 1992 with buildings that can be traced back to at least the start of the 18th century, some built with stones from Hadrian's Wall. The village lies on the northern side of the River Tyne overlooking the river valley, some 10 miles west of Newcastle, and is surrounded by open countryside. Horsley is predominantly residential and, because of its attractive location in the Tyne Valley, pleasant rural character and proximity to the A69, has become a popular commuter village. The Lion and Lamb is a popular public house in the village together with a thriving community which includes The Hearth at Horsley, a group of artist's studios, café and community hall, and an antiques centre while Matfen Hall and Close House offer excellent leisure facilities. Nearby Wylam offers amenities including a supermarket and Post Office, pubs and restaurants. Newcastle provides further comprehensive cultural, educational, recreational and shopping facilities.

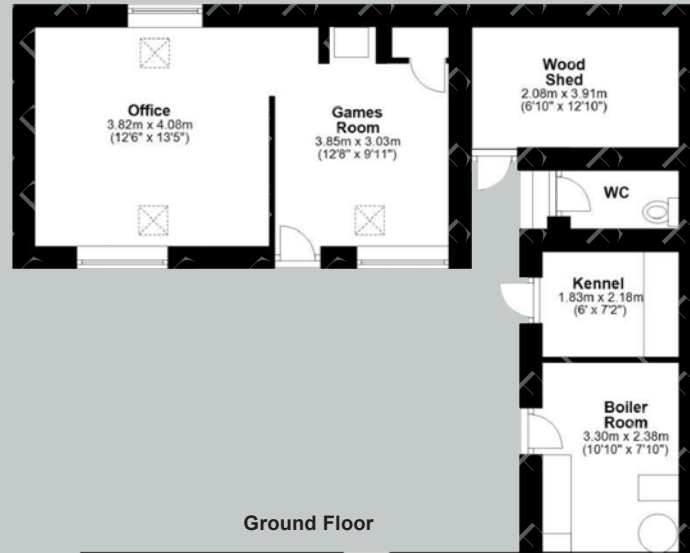
For schooling, the school catchment area for Horsley is the Ponteland schools system. Residents of Horsley receive free school transport (coach/ taxi) to Ponteland schools from the County Council. In addition, Mowden Hall Preparatory School just outside Corbridge provides private education from nursery up to 13 years, and there are several private day schools in Newcastle.

For the commuter, the A69 provides good access to Newcastle Airport and City Centre, Carlisle and onward access to the A1 and M6. The rail station at Wylam provides regular links to both Newcastle and Carlisle, which in turn link to other main line services to major UK cities north and south. Newcastle International Airport and the A1 are all within easy reach.

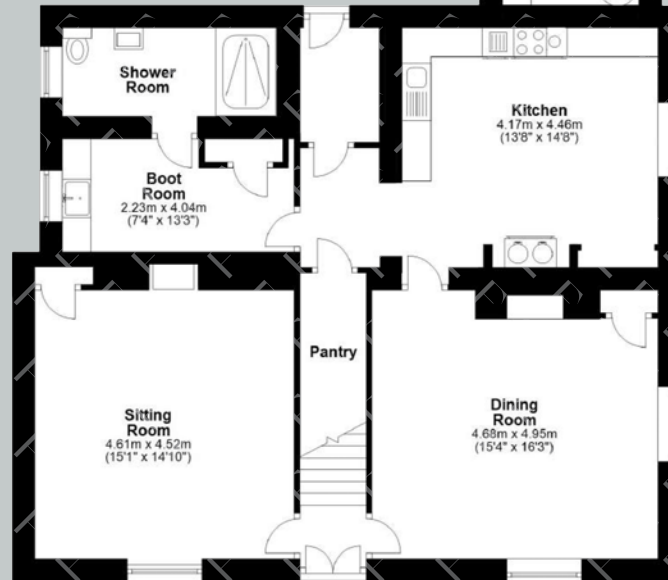
# Floor Plans



Cowshed area approx: 100.5 sq. metres  
(1082 sq. feet)



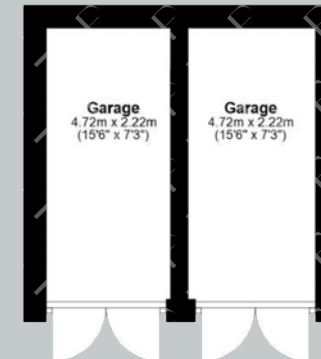
Ground Floor



House and attached outbuildings total area: 244 sq. metres  
(2626 sq. feet)



First Floor



Garage area approx: 21.4 sq. metres (230 sq. feet)

Total area Approx: 365.9 sq. metres (3938 sq. feet) - (House, Outbuilding, Cowshed & Garage)

Google Maps

what3words



///cool.shrimps.flagpole

## 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, water and drainage. Oil-fired central heating.

Postcode

Council Tax

EPC

Tenure

NE15 0NT

Hopside Farm - Band F

Rating D

Freehold

The Cowshed – Business Rated

## Viewings Strictly by Appointment

T: 0330 111 2266

E: [contact@finest.co.uk](mailto:contact@finest.co.uk)



# Finest

PROPERTIES

15 Market Place | Corbridge | Northumberland | NE45 5AW

0330 111 2266 | [contact@finest.co.uk](mailto:contact@finest.co.uk)

[finest.co.uk](https://www.finest.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.