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Greenhaugh Farm | Hexham | Northumberland



“A superbly renovated property with stunning interiors and land within Northumberland National Park”

The Property

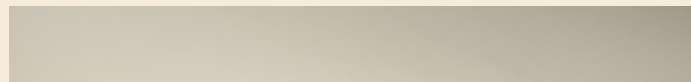
Greenhaugh Farm is a fully renovated and extended traditional Northumbrian farmhouse with an attached byre, with the first known written record dating back to 1835. The thoughtful renovation retains a wealth of charm and character, seamlessly blended with high-quality fixtures and fittings to create superb contemporary living spaces. This lifestyle property offers a rare combination of village living and rural tranquillity, providing a sense of community alongside privacy, space and far-reaching countryside views. With land extending to around 12 acres, including beautiful gardens, paddocks and areas of woodland, it provides a true smallholding opportunity in the peaceful hamlet of Greenhaugh, within Northumberland National Park. The setting enjoys glorious views, with a highly regarded country pub next door and the local primary school within walking distance.

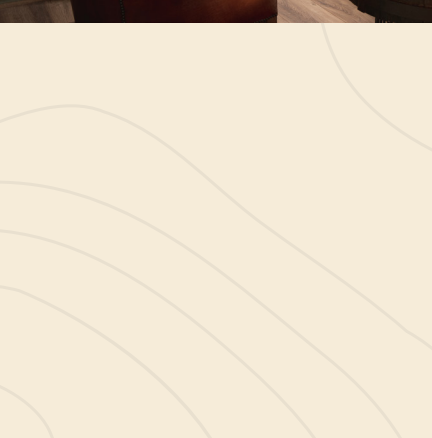
The superb living accommodation flows across the ground floor. The sitting room has a feature media wall and is filled with natural light from a triple aspect including full height glazing with patio doors that open to the garden. Far-reaching views roll away across the gardens and the land beyond. Adjoining the sitting room is the lovely dining room with an eye-catching original inglenook fireplace housing a Chilli Penguin multi fuel burner with oven and hot plate. There is ample space for a large dining table and chairs. The third reception room is the cosy yet generous snug, which also has a wonderful original fireplace with multi fuel burner. This room can easily be used for a variety of purposes, such as a fourth bedroom or home office.



At the heart of the home is the fabulous open plan kitchen and family room which is sure to be a hub for entertaining and spending time with family and friends, a comfortable seating area is positioned to one end with a feature media wall. The kitchen is fitted with contemporary bespoke cabinetry and a range of quality integrated appliances including a wine/drinks fridge. The large central island provides further work space and storage, along with casual dining space for day-to-day use. The room has south west views over the garden, land and countryside, and there are large patio doors with access to the garden and seating area. The kitchen is served by a utility/laundry room and also links to the boot room, which is ideal for muddy boots after a day exploring the gorgeous surroundings. A useful WC is accessed from the boot room.

There are three bedrooms arranged across the first floor, all well-appointed in tasteful colour schemes. The stunning principal suite has been designed to make the most of the amazing, elevated position. Full height glazing reaches up to the peak of the vaulted ceiling to frame the incredible views over unspoiled Northumberland countryside, sliding doors open the room to the outdoors, where approved planning permission is in place for an extension to the living room below, with a balcony and seating area above. The suite is complemented by a luxurious en-suite shower room, fitted with a sleek contemporary suite and stylish tiling. Two further double bedrooms are served by a family bathroom with a suite comprising a bath with shower over, wash hand basin and WC.





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

The property is connected to mains electricity, water and drainage, and benefits from oil-fired central heating. A comprehensive CCTV system provides full coverage and recording of the house, stables, garage and surrounding land.

Postcode Council Tax EPC Tenure

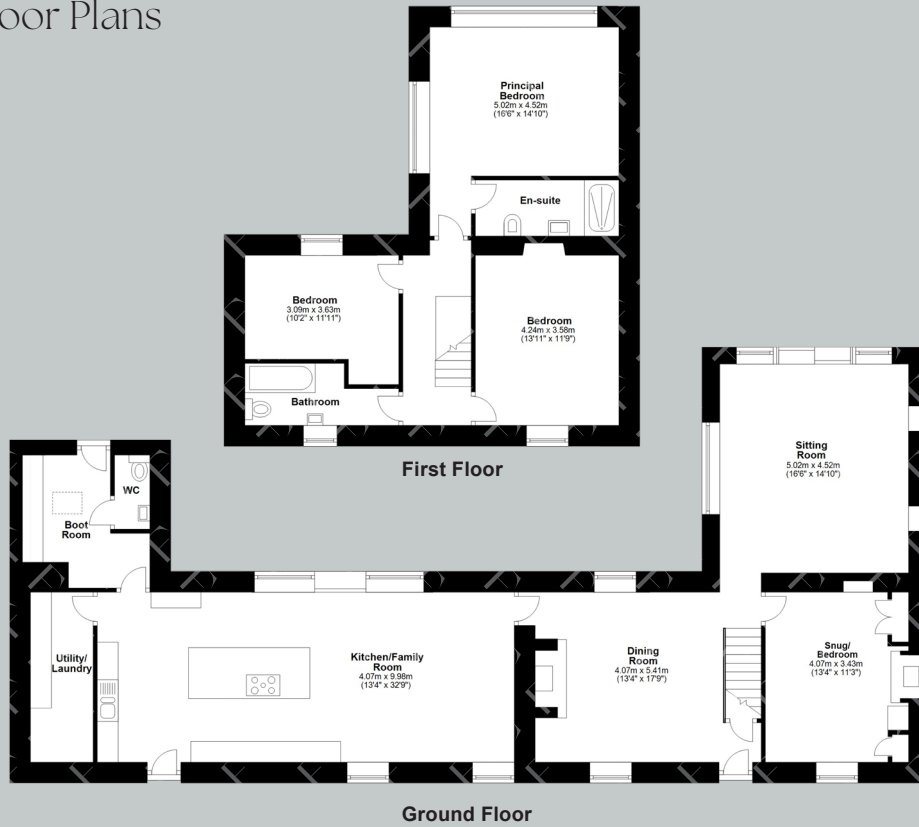
NE48 1PW

Band D

Rating D

Freehold

Floor Plans



Total area: approx. 181.6 sq. metres (1955.1 sq. feet)

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Viewings Strictly by Appointment



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