

Finest
PROPERTIES

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Whittonstall | County Durham



Highfield House

“An exquisite former farmhouse with opulent internal finish and adjoining cottage nestled in extensive grounds”

The Property

Highfield House is a superb former farmhouse which has been totally renovated and now provides generously proportioned accommodation with a luxurious internal finish. The house is flooded with natural light from the many south facing windows which also provide views over the well-tended gardens. In addition to the main house is a delightful cottage, currently run as a successful holiday business but is also ideal for independent relatives, guests or staff accommodation. The properties are surrounded by beautiful countryside and stand within attractive gardens and grounds which extend to about 4.78 acres. Particular features of the property are the stunning bespoke kitchen by Mark Wilkinson, the beautiful Jerusalem limestone flooring, sash windows and numerous attractive fireplaces.

The front door opens into a porch with glazed cupola and through to a bright and spacious reception hall. Limestone flooring runs through the majority of the ground floor which gives a contemporary feel on entering the house. The hall gives access to the study, cloakroom, sitting room and kitchen/breakfast room. The principal reception rooms all have a southerly aspect; a sitting room which has a period fireplace with wood burning stove, from here there are doors to the magnificent drawing room, large dining room and conservatory; the family room also overlooks the garden.



The hub of this home is certainly the huge kitchen/breakfast room which is accessed from the hall, dining room and family room. With its range of superior quality, hand built units from Mark Wilkinson, four oven AGA, double Belfast sink, granite work surfaces and large pantry, this is a true family farmhouse kitchen. Also, on this floor there is a rear hall, large utility room, wine cellar and laundry room. The attached cottage can be accessed from the laundry room.

There are two staircases up to the first floor, a bespoke spiral staircase from the hall and the main staircase that is situated between the sitting and dining rooms. Each of the bedrooms is generously proportioned, with vaulted ceilings and exposed timbers. The bathrooms are individual in style and equally luxurious, finished with high quality tiling and fittings, including freestanding baths, large walk-in showers and double basins.

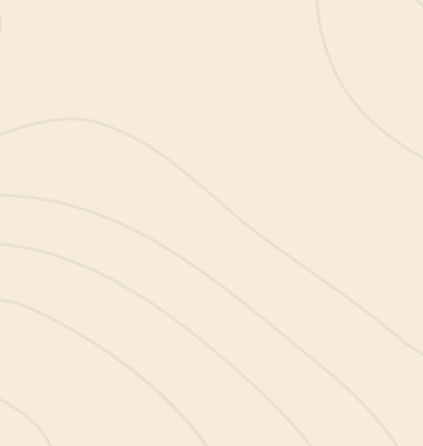
The principal bedroom is a statement space, vaulted to the ridge with exposed trusses and a rooflight that draws soft daylight into the room. It is broad enough for a generous sleeping space and a separate seating arrangement around the feature fireplace, making it a private retreat as well as a bedroom. Built-in wardrobes provide good storage, and there is an adjoining room, accessed directly from the bedroom, currently used for storage, that would suit a dressing room or nursery. Tall windows and calm, neutral finishes create a restful feel. An adjacent bathroom, together with the neighbouring room and the nearby spiral stair, offers clear scope to configure an impressive principal suite, if desired.



The main staircase serves the guest bedroom with en-suite bathroom, two further bedrooms (one with an en-suite WC) and the family bathroom.

Highfield Cottage

The adjoining cottage has been renovated to a high standard for use as holiday accommodation but could equally be used as additional family space. The kitchen is fitted with solid oak units and granite work surfaces, Belfast sink and quarry tiled floor, while the large sitting room has French doors to the garden. Also on the ground floor is a double bedroom and a bathroom with freestanding bath and walk-in shower. On the first floor there is a large landing/sitting area, double bedroom and wc and wash hand basin. The cottage has a separate entrance with driveway and parking.



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 and drainage, with oil-fired central heating and a private estate water supply.



Postcode Council Tax EPC Tenure

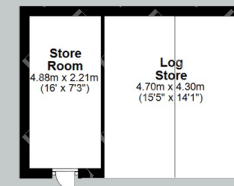
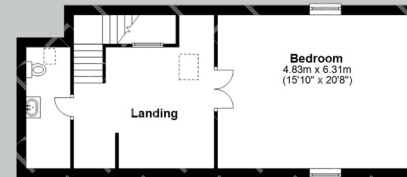
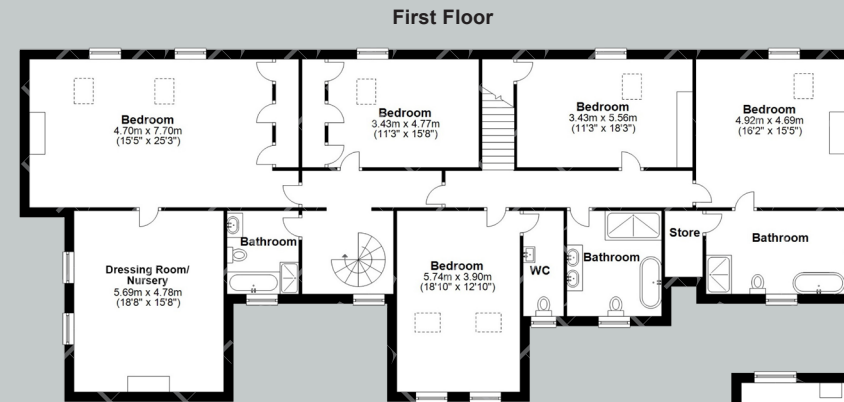
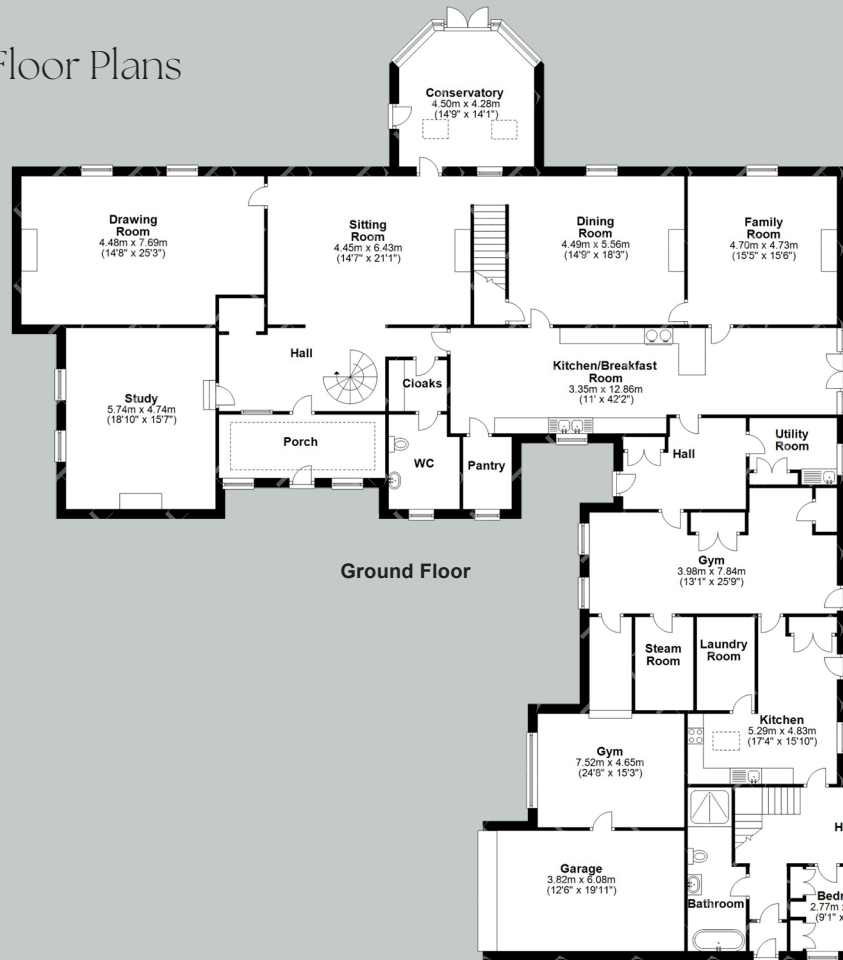
DH8 9LQ

Band H

Rating F

Freehold

Floor Plans



Total area: approx. 802.9 sq. metres (8642.4 sq. feet)

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Viewings Strictly by Appointment



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