

# Finest

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Matfen | Northumberland

Clipper Headland



# “A traditional stone-built house with south-facing gardens and open views across the Tyne Valley”

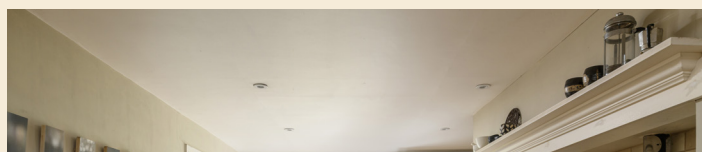
## The Property

Set within a private position at Thornham Hill Farm, near Matfen, Clipper Headland has been thoughtfully extended to create a well-proportioned house with a natural flow between spaces. Open views across surrounding ridge and furrow fields stretch towards the Tyne Valley, defining the outlook, while the setting offers a sense of seclusion that feels both calm and connected.

The approach leads across a generous gravelled driveway, where the house presents with a simple, well-proportioned façade framed by established planting. From the outset, there is a clear sense of space, both around the house and in the outlook beyond.

The house opens into the principal living room, a warm and welcoming setting defined by exposed beams and oak flooring that continue throughout the ground floor. The staircase sits naturally within the room, while the layout extends beyond into further reception areas, creating an easy and well-balanced flow.

This is a particularly impressive room, both in scale and atmosphere. A substantial inglenook fireplace with wood-burning stove forms a strong focal point, complemented by exposed ceiling beams and dual-aspect windows that reinforce the character. Light is drawn in throughout the day, with views extending across the garden and into the surrounding landscape, giving a sense of openness while retaining a comfortable, settled feel.



On the opposite side of the plan, the sitting room is a generous, light-filled space, with oak flooring and exposed beams continuing throughout. French doors open directly onto the patio, creating a natural link between the room and the garden. At the far end, a relaxed dining area is set against a backdrop of exposed stone, giving the space added flexibility for both everyday use and informal entertaining.

Between the two, the kitchen sits at the centre of the plan, arranged as a well-considered space for everyday living. Fitted with a Plain English kitchen and Aga set within a traditional surround, the room combines practical use with understated detailing. Flagstone flooring runs underfoot, and there is space for a dining table positioned to make the most of the natural light and outlook. A separate utility room and cloakroom sit just beyond, with an external door providing a practical secondary entrance, particularly well suited to everyday use after time spent outdoors.

Upstairs, the bedroom accommodation is arranged off a central landing where exposed timbers and rooflines add character while remaining practical in use.

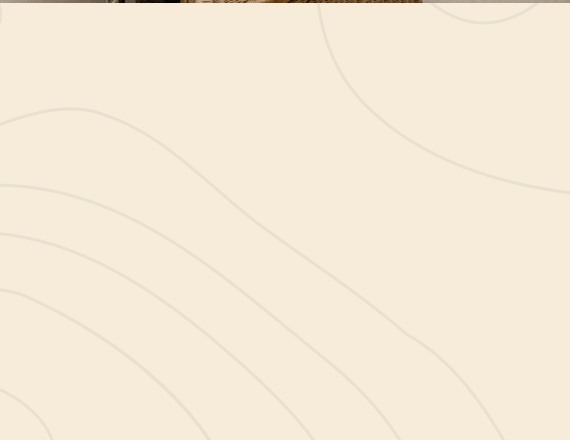
The principal bedroom is set apart from the remaining rooms, creating a more private suite. It is a standout space, with a full-height vaulted ceiling and substantial beams introducing both volume and architectural interest. The proportions allow for a generous layout, while the window frames far-reaching views across open countryside.





An en suite bathroom sits alongside, fitted with a freestanding bath and positioned to enjoy natural light from a rooflight above. Built-in cupboard space is incorporated between the bedroom and en suite, providing useful storage without interrupting the overall sense of space.

The remaining bedrooms are generously sized doubles, positioned to take advantage of natural light and varying outlooks. A centrally placed family shower room serves these rooms, creating a straightforward and flexible arrangement suited to both family life and guests.



Google Maps

what3words



///into.skillet.embers



## 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 central heating. Drainage to septic tank.

Postcode Council Tax EPC Tenure

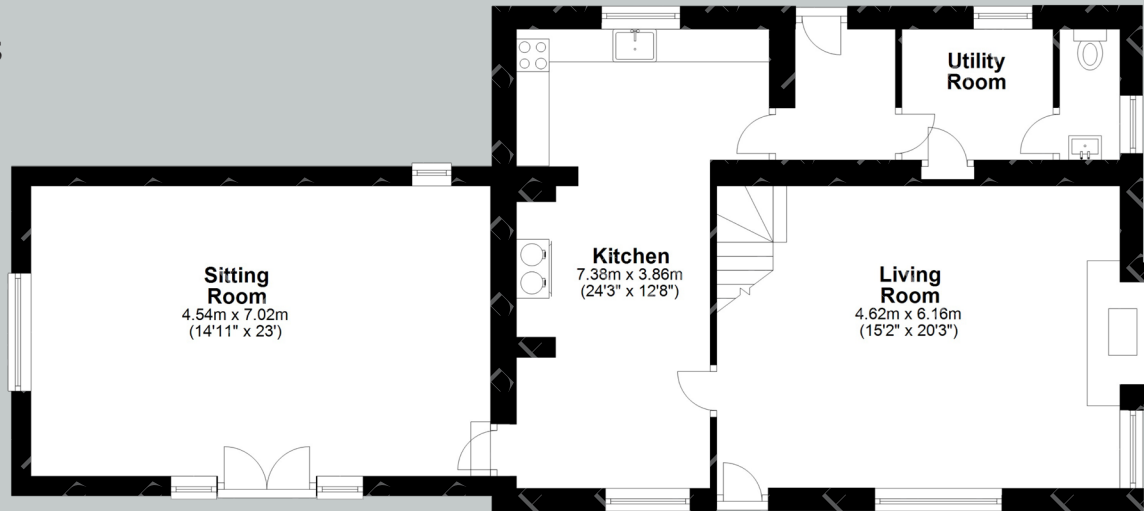
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Band D

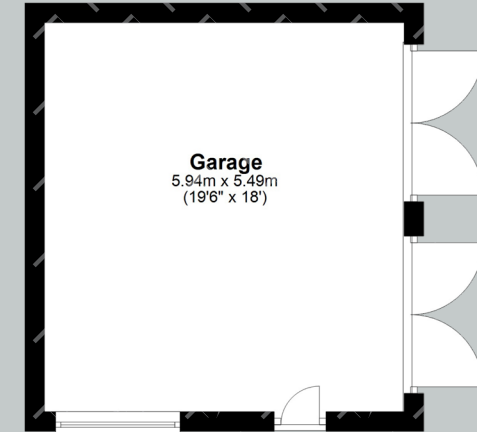
Rating D

Freehold

# Floor Plans



Ground Floor



First Floor

Total area: approx. 176.1 sq. metres (1895.0 sq. feet)

# Finest

Viewings Strictly by Appointment



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