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South High Moor Farm | Felton | Northumberland

The Barns





Accommodation in Brief

Ground Floor

Reception Vestibule and Hallway | Kitchen/Dining Room | Sitting Room
Family Room with Galleried Study Area Above | Bedroom 5 / Study (with Wash Hand Basin)
Utility / Wash Room | Two WCs

First Floor

Principal Bedroom with En-Suite Shower Room
Three Further Bedrooms | Family Bathroom

The Hide (Annexe)

First Floor

Open-Plan Kitchen / Living Space | Bedroom | Bathroom

Ground Floor

Four Bay Garage (Two Enclosed Garages and Two Open Bays with Utility Area)

Externally

Garage Block | Courtyard Seating Area | Gardens and Terrace
Paddock with Stable | Woodland | Wildlife Pond | Machine Store / Workshop









The Property

Once part of a traditional farmstead, this stone-built barn has been carefully reimagined as a substantial country house, where retained architectural features and a considered layout create a spacious and well-balanced home. Originally converted in 2003, the house sits within approximately 5.88 acres, encompassing west-facing gardens, paddock land, woodland and a wildlife pond, creating a private and beautifully composed setting.

The approach leads into a reception vestibule and hallway, where Indian stone flooring and solid timber doors introduce the material quality and craftsmanship carried throughout the house. Externally, sandstone detailing including quoins, mullions and lintels reflects the building's agricultural origins, complemented by slate roofing and timber elements that sit comfortably within the wider setting.

The principal reception room sits at the heart of the house, defined by its double-height proportions, exposed sandstone and original timber beams, with a galleried landing above that introduces both architectural interest and a sense of openness. Full-height glazing draws natural light deep into the space, while a substantial stone fireplace with inset woodburning stove provides a natural focal point around which seating is arranged.

The room is designed to take full advantage of its aspect, with two sets of bi-folding glazed doors opening directly onto the lawned garden. Opposite, a byre-style arched window and door lead out to a courtyard patio, creating a strong connection to the outside and allowing light to move through the space throughout the day.

An oak staircase rises to the minstrel gallery above, currently arranged as an open-plan study and workspace. This level benefits from the same exposed structural detailing, with beams continuing into the eaves and full-height proportions that are unusual for a barn conversion. From here, the principal reception room can also be enjoyed from above, particularly when used as an informal cinema space, with a remotely operated retractable screen and projector discreetly integrated below.

The kitchen and dining area are positioned to one side, connected yet distinct, and arranged as a well-considered kitchen and breakfast space. Designed by Mark Wilkinson, the handcrafted cabinetry is complemented by black granite work surfaces and a central island. A modern electric AGA sits within a stone surround, supported by integrated appliances, allowing the room to function equally well for everyday use and more sociable occasions.

The adjoining dining area sits comfortably alongside, with wide bi-folding glazed doors drawing in natural light and opening directly onto the patio terrace, allowing for an easy flow between kitchen, dining and garden.

The adjoining utility and wash room is fitted with matching cabinetry and timber work surfaces, providing a practical extension of the kitchen with space for laundry appliances and additional storage. A Belfast-style sink and tiled finishes introduce a more informal, working character, while external access makes it particularly useful after time spent in the garden or grounds. A separate gardener's WC sits just beyond, thoughtfully positioned to support outdoor living.

A separate family room offers a more informal setting, while a further ground floor room provides flexibility as a bedroom or study, complete with a built-in wash hand basin. Two ground floor WCs are positioned for convenience within the layout.

Sleeping accommodation is arranged across the first floor, accessed via an oak staircase rising from the main hall. The principal bedroom is set apart, offering generous proportions, exposed structural detailing and a calm outlook across the surrounding land, complemented by an en suite shower room.

Three further well-proportioned bedrooms each retain vaulted ceilings and exposed beams. These are served by a family bathroom, arranged with a roll-top bath and separate shower, combining practicality with a more traditional finish.



The Hide

Set within a detached oak-framed building and accessed independently, The Hide provides a self-contained one-bedroom holiday let.

The ground floor is arranged as a four-bay garage block, comprising two enclosed garages with doors and two open-fronted bays. One of the open bays is fitted with storage units, a sink, washing machine and freezer, creating a useful utility and service area.

The living accommodation is positioned on the first floor, arranged as an open-plan kitchen and living space, alongside a double bedroom and bathroom, forming a well-balanced layout suited to short stays.

Externally, a private garden area includes a hot tub, enhancing its appeal for guests and supporting its strong track record as an income-generating unit.





Externally

The grounds extend to approximately 5.88 acres and are carefully arranged, with formal gardens giving way to paddock and woodland beyond. A curved sandstone walled garden sits close to the house, incorporating planted borders, lawn and bespoke steel trellising with climbing plants, creating a structured and sheltered environment.

Beyond, the land opens into a defined paddock with stable, bordered by mature trees, with further areas of woodland providing shelter and privacy. The gardens enjoy a particularly favourable orientation, with sunlight moving from the south-facing courtyard through to the west-facing gardens as the day progresses, and far-reaching views across the paddock and surrounding countryside.

A wildlife pond, complete with a timber bridge, forms a natural focal point within the landscape. Set within an area of woodland that has been developed to encourage wildlife, this part of the grounds attracts a variety of birds and species, adding interest and movement throughout the seasons.

The courtyard adjacent to the house provides a sheltered seating area, well positioned for outdoor dining and day-to-day use.

A substantial detached garage block provides extensive covered parking, arranged as four bays, comprising a combination of enclosed garages and open-fronted car ports, with generous hardstanding allowing for easy manoeuvring and additional parking.

A further large machine store or workshop, similar in scale to a double garage, is positioned adjacent to the paddock and provides excellent additional storage or workspace.

There is also existing planning permission for additional stone buildings to the south of the property, offering potential for further development, subject to the necessary consents.



Local Information

Local Information

South High Moor Farm is set within attractive Northumberland countryside, just outside the village of Felton, a well-regarded and welcoming community positioned between Morpeth and Alnwick. The setting offers a distinctly rural feel, with open farmland, woodland and the River Coquet close by, while remaining highly accessible for day-to-day needs. The property is positioned just west of the A1, providing straightforward access north and south.

Felton itself is a short 5–10 minute drive away and offers a good range of amenities, including a popular village shop, café and the well-known Northumberland Arms, widely regarded for both its food and riverside setting. The Running Fox café and bakery is also nearby and has become a popular destination within the region.

Longframlington is also within a 5–10 minute drive, offering a further Running Fox café, a selection of pubs serving food and a well-stocked village shop. Longhorsley lies approximately 1.5 miles to the south, with a primary school, pub and local shop.

Closer to the property, Linden Hall, the Linden Tree pub, and associated golf and leisure facilities are all within walking distance of approximately 20 minutes, adding further lifestyle appeal to the immediate setting.

A wider range of shopping, schooling and leisure facilities can be found in Morpeth to the south, offering supermarkets, independent retailers, restaurants and a mainline railway station with direct services to Newcastle, Edinburgh and London. Alnwick lies to the north, known for its historic castle and gardens, along with further schooling options and everyday amenities.





The surrounding area offers a variety of leisure and sporting opportunities, including clay pigeon shooting at Bywell Shooting Ground, golf at Burgham Golf Club, fishing along the River Coquet, and access to light aviation facilities at Burgham Airfield. A selection of well-regarded hotels and restaurants can be found nearby, including Linden Hall and The Anglers Arms.

Newcastle upon Tyne is within comfortable reach, offering extensive cultural, educational and commercial facilities, as well as Newcastle International Airport for domestic and international travel. The wider region is well known for its natural beauty, with easy access to the Northumberland coastline, Northumberland National Park and a wide network of walking, cycling and riding routes, making it an ideal location for those seeking space, privacy and connection to the landscape without complete isolation.



Floor Plans



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

Air source heat pump central heating | Double glazing | Photovoltaic solar panels to The Hide generating electricity and income via the Feed-in Tariff | Mains electricity | Private drainage via treatment plant
LPG back-up

Postcode

Council Tax

EPC

Tenure

NE65 9QG

Band G

Rating C

Freehold

Viewings Strictly by Appointment

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