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Mill Farm Road | Hamsterley Mill | Rowlands Gill | County Durham



The Old Mill

“A unique period mill conversion with natural waterfalls, private woodland and generous living space”

The Property

The Old Mill occupies a remarkable position within a secluded valley, where the landscape is shaped as much by water as by time. Originally dating from the mid-18th century, this substantial detached former mill extends to over 3,200 sq ft and sits within a setting defined by woodland, exposed bedrock and the ever-changing movement of the Pont Burn. It is a place that feels both private and immersive, where the sound and presence of water form part of the daily rhythm.

Approached along a quiet stretch of Mill Farm Road, the house reveals itself gradually, set alongside the burn as it moves through a series of natural falls, pools and channels. Following rainfall, the water gathers pace, creating a dramatic backdrop that can be heard throughout the house. In drier periods, the burn settles into clear, slower pools, softening the atmosphere and reinforcing the sense of calm. The setting is not static, but constantly evolving with the seasons.

Internally, the house has been adapted with a clear understanding of both its origins and modern expectations. The principal living space is arranged as an open-plan kitchen and dining room, offering the scale required for everyday use as well as entertaining. Cabinetry and appliances are positioned to allow the space to function with ease, while maintaining a natural connection to the surrounding landscape.

The main living room is positioned to take full advantage of the outlook, opening directly onto a raised deck that sits above the gardens and water. This connection between inside and out is particularly well handled, creating a space that works equally well for quieter moments or informal gatherings. A conservatory to the rear offers a different perspective, looking along the curve of the valley and into the woodland beyond.



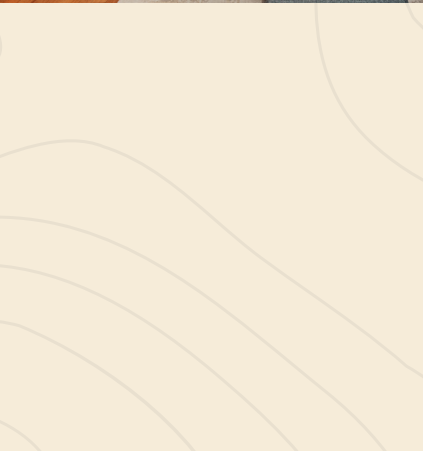
At lower ground level, a more informal reception room with a log-burning stove provides a contrasting atmosphere. With direct access to the gardens and the burn, it offers a closer relationship with the water and a more enclosed, relaxed setting, particularly suited to evenings or colder months.

The bedroom accommodation is arranged across the upper floors, with four well-proportioned double bedrooms providing flexibility for both family life and guests. The principal bedroom sits at the top of the house, set within the eaves and enjoying a sense of separation from the rest of the accommodation. Its elevated position, combined with a wood-burning fireplace, creates a space that feels private and self-contained. Two bathrooms serve the remaining bedrooms, finished in a straightforward and practical manner.

Throughout the house, original stonework and structural elements have been retained and allowed to sit comfortably alongside more recent updates. Importantly, the property is not listed, offering greater flexibility for future changes, subject to the usual consents.

Consideration has also been given to energy efficiency, with the installation of 18 roof-mounted solar panels supported by battery storage, helping to offset running costs while complementing the rural setting.





The surrounding woodland and watercourse support a wide range of wildlife, with red kites frequently seen overhead alongside buzzards and owls. Along the burn, kingfishers, herons and dippers are regular visitors, reinforcing the sense that the natural environment is integral to the experience of the house.

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

Mains electricity | Mains water | Mains drainage
Gas central heating (combi boiler)

Postcode Council Tax EPC Tenure

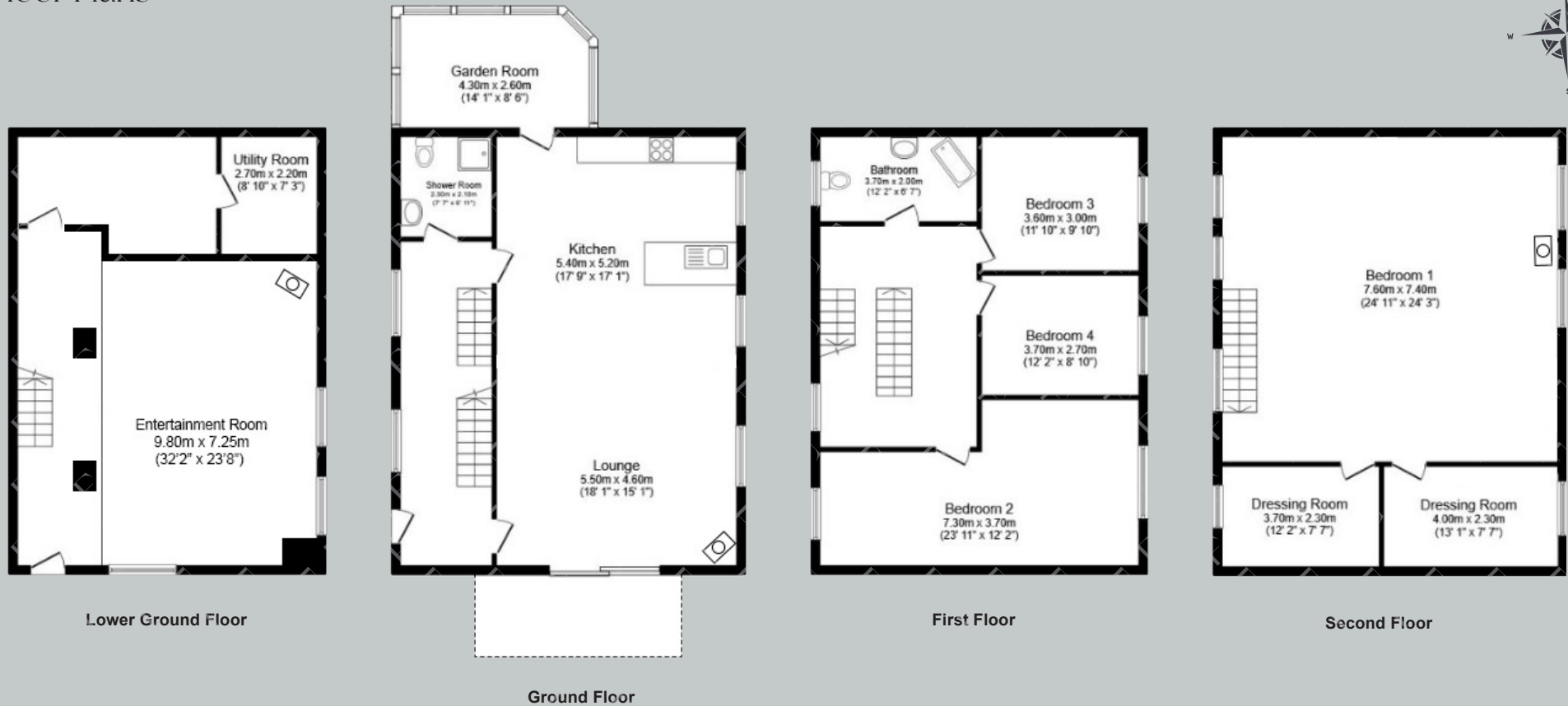
NE39 1NW

Band G

Rating D

Freehold

Floor Plans



Total area: approx. 302.3 sq.metres (3254 sq. feet)

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Viewings Strictly by Appointment



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