

Finest

finest.co.uk

Townhead House

West Woodburn | Hexham | Northumberland



“A Characterful Edwardian Farmhouse with South-Facing Gardens and Countryside Views”

The Property

Occupying a peaceful position within the Northumberland village of West Woodburn, Townhead House is a handsome Edwardian stone-built farmhouse set amidst rolling countryside and enjoying far-reaching rural views from both the house and gardens. Rich in character and remarkably unspoilt, the property retains an impressive collection of original features, including sash windows, fireplaces and period ironmongery, while offering over 2,500 sq ft of versatile accommodation together with extensive ancillary space, outbuildings and beautifully maintained south-facing gardens.

Approached via a private driveway, the farmhouse immediately conveys a sense of permanence and authenticity. The attractive stone elevations sit comfortably within their surroundings, framed by mature gardens, traditional boundary walls and open countryside beyond.

The principal entrance opens into a generous kitchen and dining room, a welcoming space that reflects the property’s farmhouse heritage. Exposed ceiling beams, handcrafted painted cabinetry and timber work surfaces combine to create a room of considerable warmth and character, while the Aga provides a natural focal point. There is ample space for everyday dining, and the room serves as an excellent hub for family life and informal entertaining.

Beyond the kitchen, a substantial utility room provides valuable ancillary accommodation together with a cloakroom WC, while offering practical access to the rear of the property.

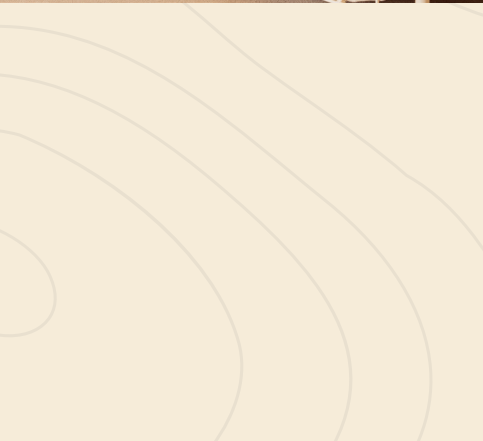
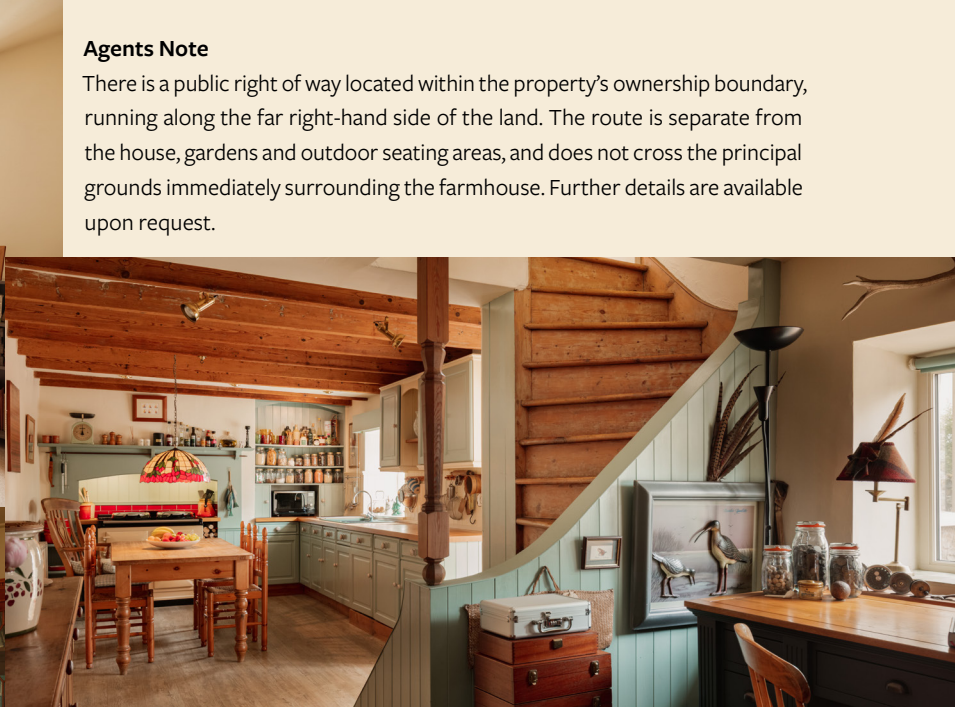


The reception rooms are arranged to provide both flexibility and comfort. The sitting room is particularly inviting, centred around an impressive stone fireplace with wood-burning stove and enjoying views across the surrounding landscape. A separate family room offers an additional reception space, equally suited to everyday relaxation, children’s play space or a home office, allowing the accommodation to adapt easily to changing requirements.

One of the property’s most distinctive features is the substantial attached two-storey wing. Currently arranged as a workshop and store at ground floor level, with a remarkable studio or hobby room above, this area significantly enhances the versatility of the farmhouse. The first-floor space, with its exposed roof trusses and impressive proportions, would lend itself equally well to creative pursuits, home working, fitness, recreation or further ancillary accommodation, subject to any necessary consents.

The first-floor accommodation continues the property’s sense of character and generosity. The principal bedroom is a particularly attractive room, enjoying elevated views across the surrounding countryside and featuring an original fireplace which reinforces the heritage of the house. Two further double bedrooms provide comfortable accommodation for family and guests, each benefitting from pleasant outlooks and period detailing. They are served by a family bathroom featuring a traditional bath positioned beneath a window framing views of the countryside beyond, together with a separate WC.





Agents Note

There is a public right of way located within the property's ownership boundary, running along the far right-hand side of the land. The route is separate from the house, gardens and outdoor seating areas, and does not cross the principal grounds immediately surrounding the farmhouse. Further details are available upon request.

Google Maps

what3words



///movements.alleges.flown

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.

Postcode Council Tax EPC Tenure

NE48 2SB

Band F

Rating E

Freehold

Services

Mains electricity and water are connected. Sewerage and drainage are serviced by a treatment plant. Oil fired central heating and water.

Floor Plans



Total area: approx. 278.2 sq. metres (2993.9 sq. feet)

Finest

Viewings Strictly by Appointment



finest.co.uk

15 Market Place | Corbridge | Northumberland | NE45 5AW
0330 111 2266 | contact@finest.co.uk

IMPORTANT INFORMATION Finest Properties, for themselves and for the Vendors and Lessors of this property whose Agents they are give notice that: (1) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) No person in the employment of Finest Properties, has any authority to make or give any representation or warranty whatever in relation to this property.