

# Finest

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Whitfield | Hexham | Northumberland

West Steel



# “A South-Facing Farmhouse with Equestrian Facilities and 9.79 Acres”

## The Property

Occupying an enviable south-facing position within the North Pennine landscape, West Steel is a substantial stone-built farmhouse set within approximately 9.79 acres of gardens, grazing land and woodland. Enjoying far-reaching views across the surrounding countryside, the property combines the character of a traditional farmhouse with practical equestrian facilities, extensive outbuildings and a thoughtful programme of modern improvements.

Approached via a private shared driveway, the house immediately conveys a sense of space and privacy. The elevated position allows the surrounding landscape to become an integral part of everyday life, with almost every room enjoying an attractive outlook across the gardens, paddocks or rolling countryside beyond.

Internally, the accommodation extends to almost 2,900 sq ft and has been carefully updated by the current owners whilst retaining the warmth and character expected of a rural farmhouse.

The sitting room is positioned to take full advantage of the property's south-facing aspect, enjoying far-reaching views across the surrounding countryside through a large picture window. Exposed ceiling beams lend character overhead, while an ornate cast-iron fireplace forms an attractive focal point.

The adjacent snug, currently utilised as a home office, provides a more intimate yet equally versatile reception space. An impressive inglenook fireplace with a woodburning stove forms a natural focal point, while exposed beams and views across the surrounding landscape reinforce the property's rural character.

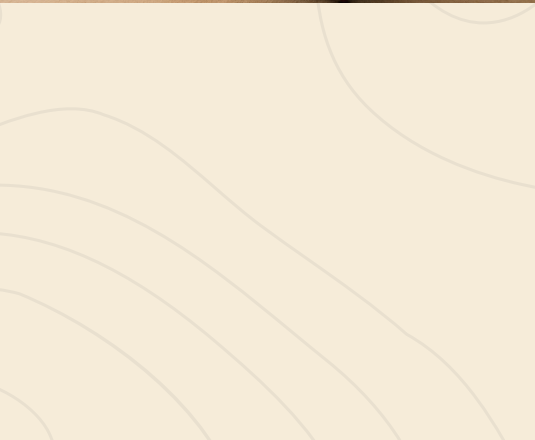


Forming the heart of the house, the impressive kitchen, dining and living area is a superb open-plan space designed for modern family life. The contemporary kitchen is fitted with sleek gloss cabinetry, integrated appliances and a central island, while generous areas for dining and informal seating create a highly sociable environment. A substantial stone inglenook fireplace with a woodburning stove provides a striking focal point and reinforces the farmhouse character of the room. Large windows draw in natural light and frame attractive views across the gardens, while the adjoining conservatory offers a further seating area from which to enjoy the south-facing aspect and uninterrupted countryside beyond.

A separate dining room opens directly onto the terrace and gardens, offering an excellent setting for larger gatherings and entertaining. A practical utility room, boot room and cloakroom complete the ground floor accommodation. Accessed from the dining room, the boot room benefits from an external door, providing a useful everyday entrance and a practical space for muddy boots, outdoor clothing and country pursuits.

The bedroom accommodation is thoughtfully arranged. The principal suite benefits from a dressing room and en-suite bathroom, while two further double bedrooms are served by a Jack and Jill bathroom. Two additional double bedrooms complete the accommodation, one enjoying the benefit of an en-suite shower room, while the other is served by a spacious family bathroom.





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 and water are connected. Air source heating provides central heating and hot water. Drainage is via a private septic tank.

Postcode Council Tax EPC Tenure

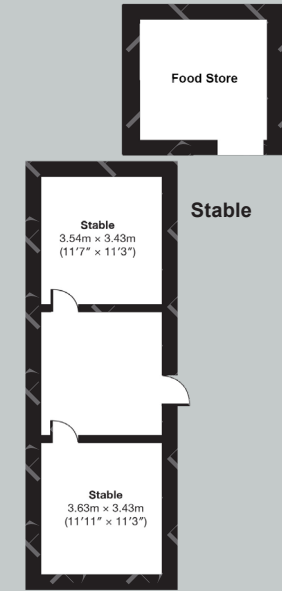
NE47 8JE

Band E

Rating C

Freehold

# Floor Plans



**Total area: approx. 401.3 sq. metres (4319 sq. feet)**

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Viewings Strictly by Appointment



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