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Wallhouses South Farm

Corbridge | Northumberland



“An exceptional period farmhouse with cottage, equestrian facilities and land”

The Farmhouse

A unique opportunity to acquire a beautifully restored eighteenth-century farmhouse, complemented by a successful holiday cottage, extensive outbuildings, equestrian facilities and approximately 15.5 acres of gardens and paddocks. Offering an increasingly rare combination of lifestyle, flexibility and established income potential, it presents a wonderful opportunity for family life in an outstanding rural setting.

The farmhouse has been thoughtfully renovated preserving its agricultural heritage whilst introducing carefully considered contemporary additions. Throughout, original character features have been retained and celebrated, including exposed stonework and substantial timber beams all complemented by bespoke oak joinery, traditional Yorkshire sliding sash windows, and high-quality modern finishes.

From the reception hall, the principal reception rooms are arranged in a traditional sequence, each with its own individual character and outlook. The sitting room is beautifully proportioned, centred around a magnificent full-height arched window that perfectly frames west-facing views across the gardens and surrounding countryside.

The dining room is of generous proportions and comfortably accommodates a large dining table, making it an ideal setting for family celebrations and entertainment. Beyond, a separate study provides a quiet and private space for home working.

The kitchen continues the farmhouse's traditional character and is fitted with beautifully handcrafted cabinetry by the renowned cabinet maker Robinson Gay. Bespoke solid timber units are paired with a traditional range cooker, while exposed ceiling beams, slate flooring and generous storage reinforce the room's timeless appeal. A charming, built-in breakfast nook provides an inviting space for informal dining or morning coffee.



Beyond, the breakfast room occupies what was once the blacksmith's quarters, thoughtfully transformed into a generous and welcoming dining space that retains a strong connection to the building's heritage. Centred around a contemporary wood-burning stove, the room combines wide oak flooring with glazed doors opening onto the gardens.

A utility room provides excellent additional storage and laundry facilities, along with a well-appointed cloakroom with WC.

The east wing offers highly flexible accommodation with its own independent entrance. Equally well suited to multi-generational living or guests, it provides privacy while remaining seamlessly connected to the main house.

The open plan living space is both striking and welcoming, where exposed stone walls and original timber detailing celebrate the building's agricultural heritage. A contemporary industrial-style wood-burning stove forms an impressive focal point, while full height glazing floods the room with natural light and opens onto the surrounding gardens.

Rising through the centre of the space, a beautifully crafted floating oak staircase with glazed balustrades leads to an exceptional first floor bedroom suite. Beneath a vaulted ceiling with exposed roof timbers, roof lights and original narrow barn openings combine to flood the room with natural light while celebrating the character of the original barn. A generous walk-in wardrobe and beautifully appointed en suite shower room complete an elegant and private retreat.





The first floor of the farmhouse is centered around a magnificent principal suite, created within the former cow shed and offering a truly distinctive retreat. Beautifully proportioned and filled with natural light, the bedroom enjoys a dual aspect framing far-reaching views across the surrounding countryside. Bespoke fitted wardrobes provide excellent storage, and the generous proportions allow ample space for a seating area. The suite is complemented by a stylish contemporary en suite shower room.

The second bedroom is another generous double and benefits from its own en suite shower room. Two further double bedrooms are served by the well-appointed family bathroom.

South Farm Cottage

Complementing the principal house, South Farm Cottage is a beautifully presented, self-contained holiday cottage that provides an established source of income whilst also offering excellent flexibility for extended family or guest accommodation.

The accommodation comprises an entrance porch, a spacious open plan lounge and dining room, a fully fitted kitchen, two bedrooms, including a generous double and a twin room, together with a well-appointed family bathroom featuring both a bath and separate walk-in shower.

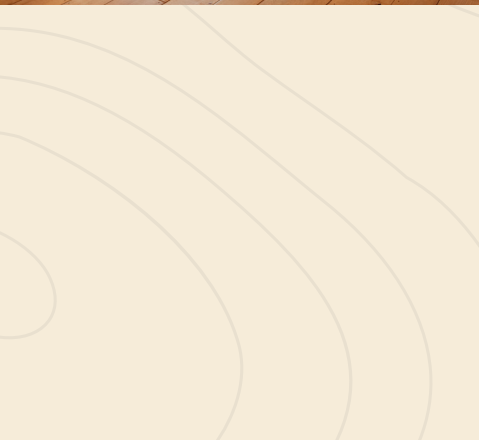
Externally, the cottage benefits from private parking and garden.

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.

Postcode Council Tax EPC Tenure

NE45 5PU

Main House Band F

Main House

Freehold

Cottage Band B

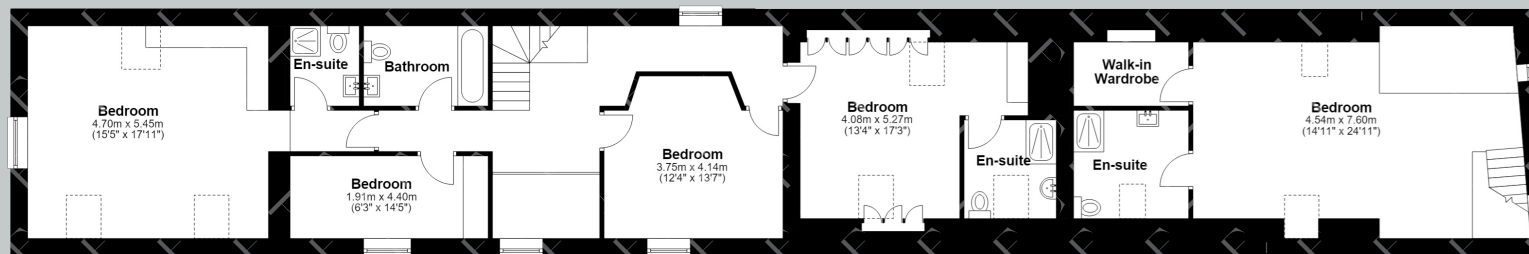
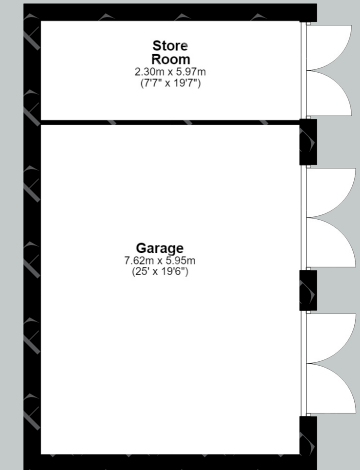
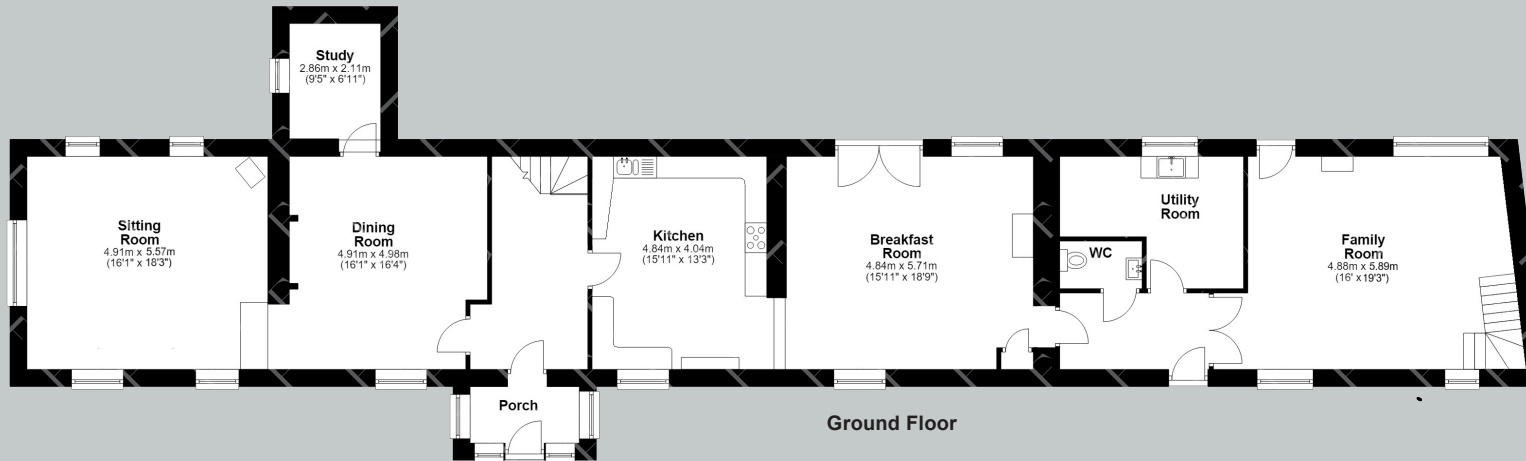
Rating E

Services

Mains electricity and water. Oil-fired central heating.

Private sewerage treatment plant.

Floor Plans



Total area: approx. 372.6 sq. metres (4010.7 sq. feet)

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Viewings Strictly by Appointment



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