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DODLEY FARM COTTAGES, STAMFORDHAM, NE18

Asking Price £450,000

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Dodley Farm Cottages are located within the Hadrian's Wall World Heritage Site, close to the villages of Stamfordham and Matfen. They offer easy access to Newcastle upon Tyne (14 miles) and Newcastle International Airport (11 miles).

The development includes three south facing properties. 'The Stable', a cottage with two bedrooms and 'The Granary' and 'The Arches' which are both apartments with two bedrooms. The Arches has vacant possession and the others are let on short term leases generating £800 and £750 per month. There is a lawned area to the south of the property and a large car park and additional adjacent land that would make a lovely garden. The site in total measures circa 0.28 of an acre (please see plan which is approximate)

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The properties are well situated for letting as holiday accommodation and Airbnb. They are convenient for Hexham (11 miles) the Tyne Valley and the beautiful county of Northumberland. Matfen Hall Hotel and Close House, with excellent golf courses, are both within 6 miles. Council Tax Bands C, B and B, - EPC ratings C, E and E. The properties are being sold as one, tenure - Freehold.

‘The Stable’ is a cottage with two bedrooms. The front door opens to an entrance hall leading to a living room, a spacious conservatory and a separate fitted kitchen. Stairs lead to a landing with access to two double bedrooms and a bathroom.

‘The Granary’ is a beautifully refurbished upper apartment. External stone stairs lead to an entrance hall which opens to an impressive open plan living room with exposed beams and a fitted kitchen. There are two double bedrooms and a contemporary shower room.

‘The Arches’ is a ground floor apartment with beautiful arched windows and doors overlooking the lawn. There is an open plan living room and kitchen area, two double bedrooms and a bathroom.

The villages of Stamfordham and Matfen offer a range of local amenities including a village shop and tearoom, a GP surgery, public houses, cricket clubs and village halls.

The 5* Matfen Hall Hotel has highly regarded restaurants, a swimming pool, spa and golf course. Close House also has golf courses, a lovely restaurant and hotel accommodation.



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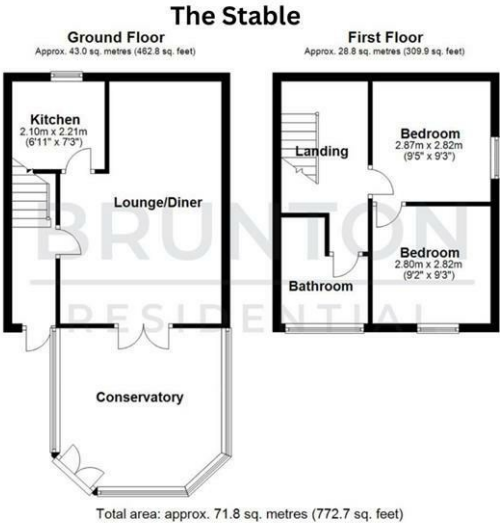
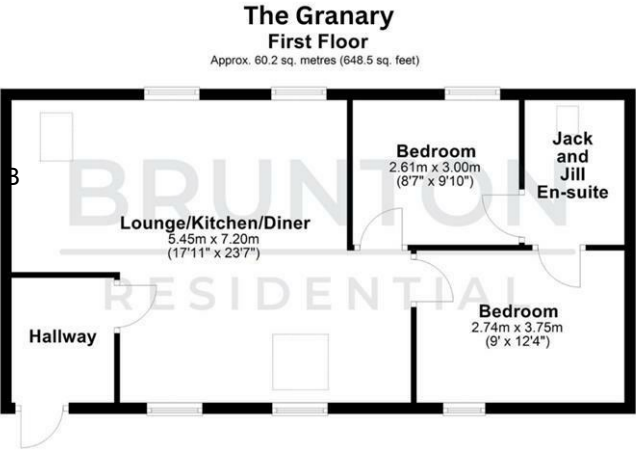
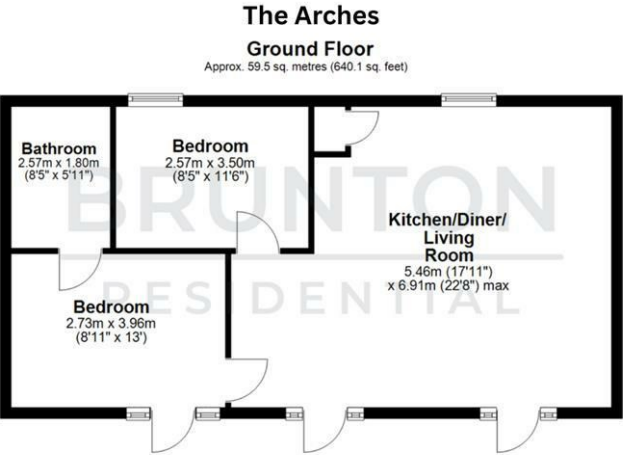
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : B

EPC RATING : C



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.

