



Folding Steads,
Shield Hill, Haltwhistle, Northumberland, NE49 9NW

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**Folding Steads
Shield Hill
Haltwhistle
Northumberland
NE49 9NW**

Guide Price: £695,000

Folding Steads sits in a stunning yet accessible location and presents a rare opportunity to purchase the ideal small holding/equestrian property, being a four bedroom house, approximately 24 acres of land, stables and outbuildings.

- Detached stone built property
- Four bedrooms
- Stables and outbuildings
- Approximately 24 acres of land
- Ideal smallholding
- Stunning views
- Energy efficiency rating E (51)

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01434 608980



DESCRIPTION

The property as whole includes a four bedroom farmhouse, stables, an agricultural building, a workshop and approximately 9.74 ha (24.06 acres) of land.

The Farmhouse at Folding Steads is built of traditional Northumbrian stone and under a slate roof. The house sits at the head of the property and consequently benefits from far reaching views over the land as a whole and has panoramic views of the South Tyne Valley and beyond.

The living accommodation is spacious, light, and full of character. There is a traditional farmhouse kitchen, with wooden floor and wall units, a large breakfast/dining room and a sitting room with an inglenook fireplace with a multifuel stove within. In addition, there is a downstairs bathroom which currently includes a WC, sink and a feature Japanese bath. Exposed beams run through the majority of the ground floor.

The character of the property has been complimented by the recent addition of a modern "wrap around" double glazed conservatory. The contrast between new and old has been utilized to great effect. Constructed of powder coated aluminum frames with self-cleaning outer glass windows, not only does the

conservatory further open the property to its spectacular views, but it also provides useful additional living space, in the form of a front and back porch and a third reception room. This reception room is currently used as a second sitting room and as a games room; it makes ideal entertaining space or simply extra space to relax and enjoy the views. The conservatory is south facing and subsequently allows natural light to flow through the property and provides it with a natural source of heat.

The first floor comprises of four well sized bedrooms and a modern shower room which includes a large walk-in shower, sink and WC.

Accessible from, and to the east of the house is a generous lawned garden. The garden is south facing and well sheltered. Within it are three outbuildings providing additional storage space whilst one is currently utilised as a garage/workshop and has mains electric connected.

LOCATION

Folding Steads is ideally located, benefitting from the rural idyll yet is highly accessible for any commuter. Sitting in stunning open countryside, the property lies approximately 1 mile to the north of Haltwhistle and 15 miles to west of Hexham.

Major transport links are close to hand with the main A69 trunk road available at Haltwhistle, whilst the town also has excellent public transport links in the form of a variety of bus routes and a cross country train line with connection to the main inter-city lines at Newcastle and Carlisle. Both of these cities also have airports with Newcastle being international.

Haltwhistle is believed to be the centre of Britain and is a thriving market town, offering a range of amenities with supermarkets, a good selection of shops, leisure centre and outdoor swimming pool, professional services, and a hospital. A wider range of services are provided in nearby Hexham. Newcastle and Carlisle are 37 and 24 miles to the East and West respectively and offer a complete range of cultural, recreational, educational, and shopping facilities.

In terms of schooling there is a primary school at Haltwhistle, whilst senior schooling is available nearby in Haydon Bridge. Further schooling options are available in many of the local villages whilst Hexham has a recently upgraded and highly regarded high school.

what3words: flesh.handlebar.science



EXTERNALLY

The external space provided at Folding Steads ensures the property has all the component parts to represent an ideal smallholding and/or equestrian property. There is approximately 24 acres of grassland making it the optimum size; enough land to service the needs yet very manageable.

The land comprises of two large predominately south facing fields which are ideal for grazing and in part suitable for cropping for winter fodder if required. They are well bounded by traditional stone walls and in addition to their grazing uses hold amenity value in the form of a small, wooded dene which runs through part of the land and surrounds the "How Burn" which meanders gently through the land.

Aside from the two grazing fields there are also three useful paddocks which are ideal for horse turnout and to complement such there are field shelters within.

In addition to the land there is a wooden stable block with three large stables and a tack/storeroom, whilst there is also a useful agricultural shed which provides an additional two stables and further storage and/or housing possibilities.

SUBSIDIES

Subject to a successful application the land lends itself to entry into a Countryside Stewardship scheme, such a scheme could provide additional income and money towards capital works, both of which could be of benefit.

In addition to countryside stewardship opportunities the land could also be utilized for opportunities provided by the Basic Payment Scheme. The land itself has not been claimed on in the past but would be eligible.

SERVICES

Mains water and electricity are connected. Private drainage to a septic tank. Oil fired central heating.

CHARGES

Northumberland County Council tax band E.

VIEWINGS

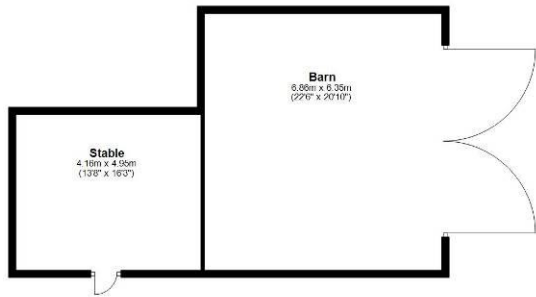
Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 608980.

FREE MARKET APPRAISAL

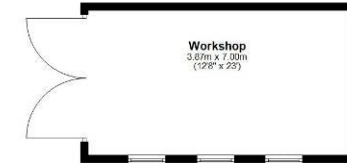
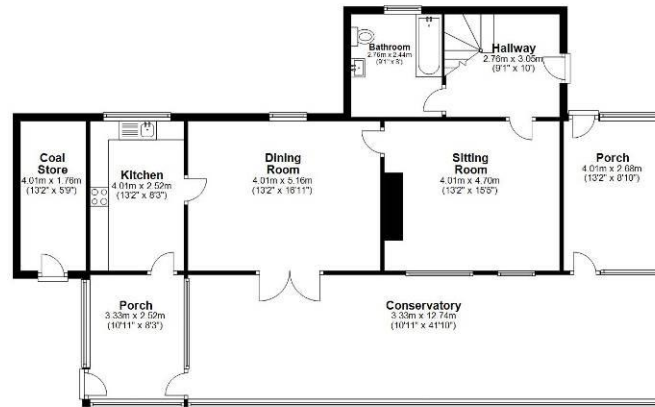
We would be pleased to provide professional, unbiased advice on the current value and marketing of your existing home.



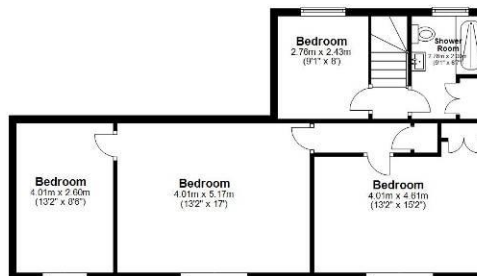




Ground Floor
Approx. 137.7 sq. metres (1482.5 sq. feet)



First Floor
Approx. 68.3 sq. metres (733.3 sq. feet)



Total area: approx. 204.0 sq. metres (2195.8 sq. feet)
Folding Steads, HALTWHISTLE

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