



Homelands,

Ninebanks, Hexham, Northumberland, NE47 8HJ

youngsRPS 

**Homelands
Ninebanks
Hexham
Northumberland
NE47 8HJ**

Guide Price: £995,000

Homelands is a beautiful and rare example of an immaculately presented yet traditional stone farmhouse, with an equally well presented array of traditional stone buildings and approximately 27 acres of land. Set in the West Allen Valley with stunning views of the surrounding area and beyond.

- Traditional stone farmhouse
- Idyllic countryside setting
- Selection of outbuildings
- Circa 27 acres of land
- Well presented
- Diversification/development potential
- Panoramic views
- Energy efficiency rating D

youngsRPS 

01434 608980



DESCRIPTION

Homelands is a truly stunning property which dates back to 1740, with extensions done in 1860 and more recently in 2009. The property offers all the component parts which are so desired with rural properties, being a traditional country house full of character and charm yet modern and well-presented whilst in addition includes stables and outbuildings and approximately 27 acres of land. Moreover, all these component parts are in excellent condition and situated in a breath-taking location.

LOCATION

Homelands lies in heart of the West Allen valley and is located in the North Pennines Area of Outstanding Beauty. The small village of Ninebanks lies approximately 0.8 miles to the south, with the village of Whitfield circa 3.8 miles to the North. Whitfield has a noted village pub, a village shop and a primary school.

The local towns of Allendale and Alston lie 4.4 miles to north east and 9.5 miles to the south west respectively. Both towns have an array of shops, several pubs and healthcare services. In terms of schooling Allendale has an excellent primary school whilst Alston has a primary school and a middle school.

The nearby A686, provides excellent road links to Alston and Hexham which is located approximately 15.1 miles to the northeast. Hexham is a popular market town and provides a plethora of shops, including local shops and national supermarkets. In addition, there is a fantastic high school, and a full array of leisure, health and professional services.

Aside from the numerous nearby towns and villages, for the commuter the major cities of Newcastle and Carlisle are within easy reach being 38 and 32 miles to north east and northwest respectively. Penrith lies 28 miles to the south west, all of which have main line train stations and excellent access to the A1 and M6 motorways, with Newcastle also having an excellent international airport.

Homelands is without question located in a stunning part of the country. It has enviable views, it is tranquil and idyllic, crucially though it is accessible with the wider world within easy reach if so desired.

THE FARMHOUSE

Homelands is built from traditional Northumbrian stone under a slate roof and offers well proportioned, light and comfortable accommodation.

The property is accessible via both front and back doors, with the front door entrance being via a stone porch which opens out onto a lawned garden, whilst the rear door, being the "every day" access, is accessed via cobbled courtyard. Entry from the rear door entrance leads directly into a hallway/lobby, this "entrance lobby" is fully functional and doubles both as a lobby and a utility room, albeit the utility room is hidden within cupboards which when opened reveal the washing machine, sink and units. From the lobby there is access to a recently constructed conservatory which sits in an elevated position and consequently aside from catching the sun, panoramic views are available. Within the lobby, there is also a log burner, which was installed in 2022 and provides not just heat for the immediate area but also the house in general.

From the lobby a fully fitted and modern kitchen is accessed, fitted with wooden wall and floor units, an Aga, an electric cooker and a sink. The kitchen like the house in general despite being modern has retained the original features of the property with exposed beams and lintels present throughout.

From the kitchen there is access to a hallway, which typically is traditional in form with the walls formed of exposed stonework. From the hallway, there is access to an office, a downstairs shower room, the first floor (via a stairwell) and the sitting room.

The sitting room is a lovely spacious and light room, with dual aspect windows providing natural light which compliments the light and fresh décor. As is typical of the property there are exposed beams and an inglenook fireplace which houses a woodburning stove, whilst further character is retained via the exposed wooden floorboards and a unique arch doorway which provides access to the room. From the sitting room, there is access to the front of the house via the stone porch and in turn the front door.

The dining room/snug is accessible from the sitting room as well as the kitchen. Again, this room is full of character with exposed wooden beams and wooden flooring, but typical of the property there is also a modern twist within. This being a "boiler" which is fired by the biomass heating system which provides the central heating, this boiler unit provides heat not just via the piped network within but it also radiates it and if required can also be utilised to cook on. It fits seamlessly within an inglenook fireplace which is framed by stone lintels.

On the first floor there are four bedrooms all of which are doubles and two bathrooms, one of which is ensuite. Typically, the nature of the bedrooms follows the theme of the house being light and spacious with character features retained; be it the wooden flooring, exposed beams or inglenook/feature fireplaces. Given the stunning location of the property, the views from the bedrooms are truly breath-taking.

The bathrooms are well fitted with modern suites, they are clean and light. Of particular note is the large family bathroom which boasts a free-standing bath from which the spectacular views are visible. The flue from the log burner below is also within this bathroom and consequently provides welcome additional heat and that modern quirk which is so typical of this unique property.

THE BUILDINGS

The buildings at Homelands are traditional being stone built and under slate roofs. They are in excellent condition with the stonework and roofs being beautifully maintained. It is extremely rare to find traditional buildings in such good condition especially being so numerous.

Adjacent to the farmhouse are a range of traditional buildings which formerly were stables. They are currently used for storage purposes however would readily convert back to their original purpose if so desired. To the rear of these are two large single storey traditional buildings. These are currently used as garages; they have concrete floors, are accessible from a tarmac driveway via wooden double doors, which sit within dressed stone arches.

The remaining traditional buildings lie approximately 10 meters from the house with a lawned area providing a natural separation. These buildings are former agricultural buildings and now are used for storage purposes with one being a former workshop which facilitated the vendor's engineering business.

The natural separation of the buildings from the main dwelling coupled with their nature and condition ensures that these buildings present an ideal opportunity for development and/or diversification possibilities. One of the buildings is double storey and would readily convert into a standalone dwelling if for example an additional rental income was required, whilst the others also present the same opportunities be it a standalone rental property and/or an annex for family members.

Any such conversions would require the necessary consents, however if achieved, aside from the rental market, the location of the property with its accessibility to the region's tourism hotspots such as the North Lakes, Hadrian's Wall, Kielder and the Coasts suggest that diversification in the form of Holiday lets could be successful.

To facilitate any such development the buildings benefit from an existing water supply in part and where they do not the infrastructure is present to ensure one would be easily created

and given their previous garage/workshop use. All of the buildings have an excellent electricity supply.

It should be noted that there is an existing covenant in place which stipulates the buildings can't be sold as separate dwellings to that of the main property, conversions though are otherwise permitted, subject to planning permission being obtained.

THE LAND

Homelands is centrally sited in an area which totals approximately 27.52 acres (11.14 ha). The majority of this is agricultural grazing land with a small proportion of woodland. The central location of the dwelling and steading ensures that you are ring fenced by your own land. The immediate views you have are yours and all of the benefits as a result.

The land is rich in flora and fauna and provides an ever changing canvas of colour and species as the seasons change. There are approximately 10.57 acres (4.28 ha) of productive upland meadows and typical of the locality they are rich in both meadow grasses and flowers and the wildlife that go with it.

The remainder is primarily permanent pasture land and small coppices of woodland, the latter provide useful shelter and wood fuel, whilst the pasture land is currently utilised for sheep grazing.

The inclusion of land provides a variety of benefits, be them as per their current use which provides useful additional income via a third party as well as the obvious amenity value. Moving forward the lands use could remain the same or it could be utilised for equine purposes and/or in conjunction with the buildings, it is an ideal amount for a lifestyle purchaser who may wish to have a small holding.

BASIC PAYMENT SCHEME

The land is eligible to receive the basic payment. The claim for the current scheme year has been made and the monies received will be retained in full by the vendor.

The buyer(s) will give an undertaking not to breach the scheme rules from the date of completion to the end of the scheme year (31/12/23) and indemnify the claimant if any breaches occur.

ENVIRONMENTAL SCHEMES

There are currently no Countryside Stewardship agreements in place on the land or indeed any other subsidy schemes. The nature of the land does suggest that any such schemes would be possible, subject to meeting the associated requirements.

SERVICES

The property is serviced by a private water supply. The supply has been recently tested and passed, whilst there has also been a



new UV filtration system fitted. The supply's holding tank is located on the property. The land and the buildings are supplied by the same tank, whilst the land is served by the same supply. The property is served by mains electric, both to the buildings and to the house. The house is serviced by private drainage via a septic tank. Remedial works have recently been carried out to this tank and its infrastructure.

Central heating is supplied via a biomass boiler. An annual quarterly payment is received for this via the renewable heat incentive.

The property benefits from superfast broadband.

TENURE

The property is sold freehold with Vacant Possession on completion.

The land is currently let via a seasonal grazing licence which expires on the 31st August 2023.

CHARGES

Northumberland County Council tax band F.

MINERAL RIGHTS

These are included in the sale in so far as they are owned.

SPORTING RIGHTS

These are excluded from the sale having been reserved by a third party.

EASEMENTS AND WAYLEAVES

The land is sold subject to and with the benefit of all rights of way, water, drainage, water courses, light and other easements, quasi or reputed easements and rights of adjoining owners (if any) affecting the same and all matters registerable by any competent authority pursuant to statute.

AREAS

The areas and measurements stated have been assessed in accordance with OS data and digital mapping. Interested parties should though satisfy themselves in this regard.



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.

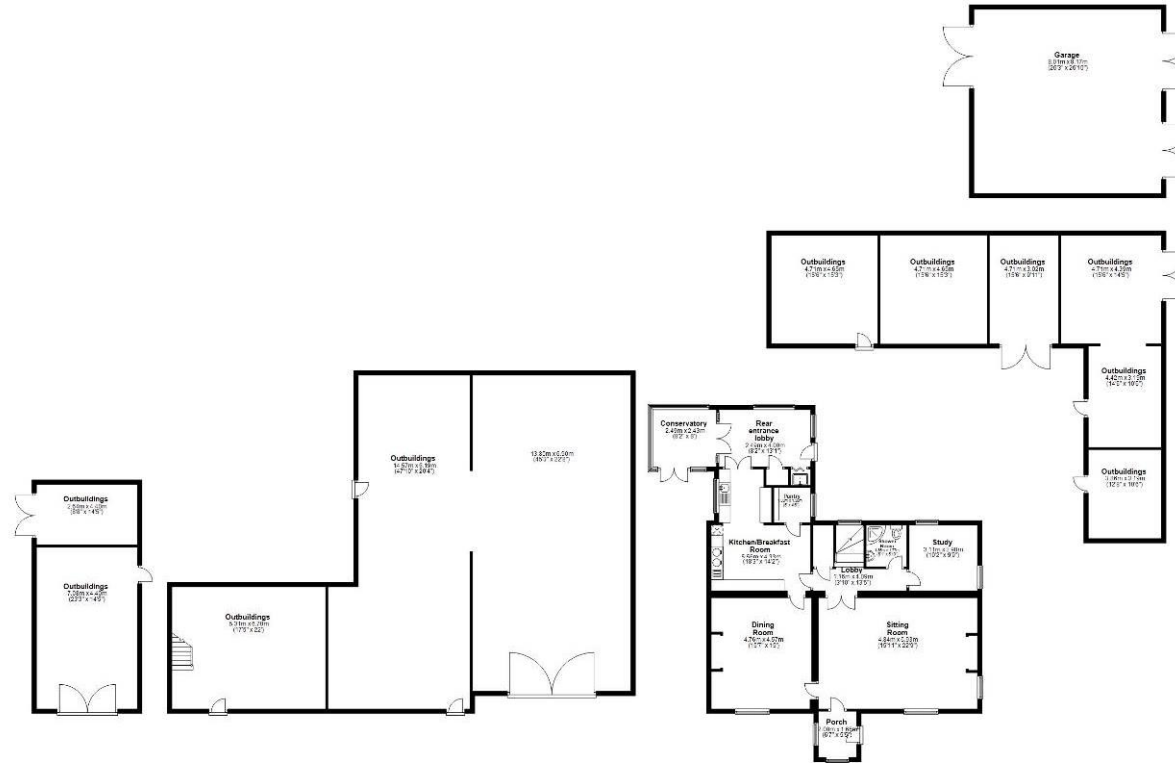
Particulars prepared: May 2023







Ground Floor
Approx. 642 sq. metres (21417 sq. feet)



First Floor
Approx. 182 sq. metres (1918 sq. feet)



Total area approx. 827.6 sq. metres (7511.4 sq. feet)
For Information Only
Hexhams, HEXHAM

IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



R201

NORTHALLERTON
General: 01609 773004
Land Agency: 01609 781234

northallerton@youngsrps.com

SEDGEFIELD
General: 01740 617377
Land Agency: 01740 622100

sedgefield@youngsrps.com

NEWCASTLE
General: 0191 261 0300

newcastle@youngsrps.com

HEXHAM
General: 01434 608980
Land Agency: 01434 609000

hexham@youngsrps.com

DUMFRIES
General: 01387 402277

dumfries@youngsrps.com