



Hightown Farm

Melkridge, Haltwhistle, NE49 0LP

youngsRPS 

Hightown Farm Melkridge Haltwhistle NE49 0LP

As a Whole: £850,000

Lot 1 - Farmhouse: £475,000

Lot 2 - Cottage: £125,000

Lot 3 - Land & Buildings: £250,000

A smallholding with huge potential for diversification and further development, comprising a large Grade 2 listed Northumbrian farmhouse, an ancillary cottage, a range of modern and traditional buildings and circa 25.81 acres of land.

- Six-bedroom farmhouse.
- Ancillary two-bedroom farm cottage.
- Diversification/Development opportunities.
- Two beautifully presented dwellings.
- Accessible location.
- Large Steading, including both traditional and modern buildings.
- Extending in all to approximately 10.45 ha (25.81 acres).

For sale by private treaty

youngsRPS 

Hexham 01434 608980



The sale of Hightown farm presents an opportunity to acquire a highly accessible smallholding with a diverse range of possibilities both future and present.

There is significant development potential available within a sizeable steading area whilst there is currently a well-presented farmhouse and cottage and an ideal amount of land for any wannabe smallholder and/or equestrian user.

In total the property comprises of a substantial stone built semi-detached farmhouse, a two-bedroom cottage and a range of both modern and traditional buildings. The sale includes approximately 25.81 acres (10.44 ha) of land albeit further land maybe available by separate negotiation.

FARMHOUSE

Hightown Farmhouse is a well presented, Grade II Listed Northumbrian Farmhouse, set in the heart of the South Tyne Valley, with striking views of the Northumberland countryside. The property is spacious with of 6 bedrooms spread over three floors and is full of character and charm being built from traditional Northumbrian stone and under a slate roof.

The main entrance door opens into a hallway from which a cloakroom/WC and a utility room are accessible. The hallway also

leads to a large open plan kitchen, which includes fully fitted wall and floor units as well as a large island unit. In addition, there is an electric oven and an oil- fired Aga which is set within an inglenook fireplace. The kitchen, as with all farmhouses is the heartbeat of the house and accordingly there is space for a large kitchen table and in line with modern living the kitchen also includes a "snug" area, ensuring that not only does the room provide the means to cook and eat but also to relax. Within the snug is a multi-fuel stove which is set within a traditional inglenook. The kitchen as whole benefits from south facing views and is light and spacious. Natural light floods in via the two large windows and the glazed French doors, which open out on to a raised paved patio and the garden beyond.

From the kitchen there is access to a sitting room, which provides opportunities for more formal entertaining and space to relax, outside of the parameters of the busy kitchen. The sitting room, like the kitchen is well presented and full of character, aided by the woodburning stove which is again set within a inglenook. The sitting room also benefits from direct access to the garden via glazed French doors which again provide the natural light which is so desirable.

From the sitting room there is access to the main hallway, from which there is access to a recently refurbished bathroom and a

downstairs bedroom. Aside from its current use, the bedroom would make an ideal playroom/office/snug.

From the hallway there is access to the first floor where there are four bedrooms, three of which are doubles, a toilet and a modern bathroom. As expected from a Listed property of this nature the bedrooms are full of character with features such as open fires and dual aspect windows. The property benefits from a third floor where there is a sizeable bedroom in the eaves of the house providing excellent additional accommodation.

COTTAGE

Hightown Farm Cottage is attached to the eastern gable end of the farmhouse and due to its attachment is also Listed. The property is currently Let subject to an Assured Shorthold Tenancy which is now rolling from month to month with Vacant Possession available within two months of serving notice. The Cottage has been recently refurbished to a high specification. The ground floor the property comprises of a fully fitted kitchen, a sitting room, a dining room, a downstairs WC, and a shower, whilst on the first floor there are two bedrooms and a bathroom.



The cottage like the farmhouse is full of character and charm with feature fireplaces and exposed stone work. The sitting room also benefits from French doors which open out to the south facing garden.

The cottage provides the opportunity to capitalise on various benefits and income streams. It is currently Let which provides a welcome and secure income, however it's siting within two miles of Hadrian's Wall and with excellent access to the Tyne Valley and the surrounding areas ensures that it could make a highly desirable Holiday Let. Alternatively, it's condition and specification ensures that it would make a superb annex and/or supplementary accommodation to the main farmhouse.

EXTERNALLY

Externally the property includes a stunning enclosed garden, comprising of a patio, a lawned area and beds with flowers, mature shrubs and bushes which provide an ever changing canvas of colour, all of which are enclosed within a traditional stone wall. In addition, there is a separate "kitchen" garden which includes raised beds and a greenhouse. Adjacent to this is a circa 0.20 acre paddock which provides additional external space and offering opportunities to extend sustainable and lifestyle living. In terms of external storage space, there is a garage whilst the cottage benefits from a large cellar, with external access ensuring ease of

use for storage.

In the event of a sale in Lots, the ownership of the drive will pass to the buyer of the steading and the land. The remaining purchasers will however be granted full rights of use to the drive and on the same basis as the existing rights to the two neighbouring properties. Furthermore, in the event of a sale in Lots there is parking available within the designated sale areas of both the house and the cottage.

LAND

The land includes 23.38 acres of permanent pasture of which 8.78 acres is cuttable for hay/silage, with the remainder being paddocks and grazing land. In addition, there is 0.70 acres of woodland which provides useful shelter and amenity value, which is only enhanced by the stream which runs through the property.

The land is classified as being Grade 3 to the west and south of the property whilst it is Grade 4 to the north.

The land is directly accessible from the steading and surrounds it to the north, west and south. At present this ensures ease of management and access for any livestock whilst also the availability of such land and its nature provides the ideal opportunity for a self-sufficient smallholding and/or equine unit.

The layout of the land and its relationship with the steading and the farmhouse offers the potential for further small holdings. For example a purchaser can capitalise on any future developments within the steading, as such is the lay out of the land, future dwellings could benefit from their own land which would only enhance their appeal.

BUILDINGS

The property benefits from a wide range of modern and traditional farm buildings all of which are in a good condition and cover a large footprint. They are detached from the main dwelling(s) and offer a huge amount of potential in a variety of forms.

The traditional buildings are constructed of traditional stone and are currently used for general-purpose storage and informal animal housing. Aside from their current use, the nature and condition of the buildings suggest that they hold significant potential in terms of development.

Two of the traditional buildings are Listed and thus any consents would require Listed Building Consent however typical of their Listing they have significant character and charm.



Hightown Cottage

Hightown Cottage

The modern buildings are primarily steel framed and are currently used for cattle and sheep housing. They would though readily convert to alternative uses such as stabling and/or American style loose boxes.

Attached to the modern buildings are two traditional buildings, one of these is built from traditional stone and the other brick, both of which are under a slate roof. These buildings aside from their current and/or diversified use hold significant potential in terms of residential conversions and in theory could convert under Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015.

For any conversions the necessary consents, permitted or otherwise, will need to be sought and buyers should satisfy themselves in this regard.

LOCATION

The property is situated in the heart of the South Tyne valley and lies approximately 0.5 miles to the north of Melkridge.

The towns of Haltwhistle and Hexham lie approximately 2 and 13 miles to the west and east respectively. Both these popular Northumbrian towns have a full array of shops both local and national, a plethora of restaurants, pubs and hotels as well as excellent leisure, professional and medical facilities. There is schooling for all ages in Hexham including a noted high school, whilst Haltwhistle has primary academy. Both towns have a train station and excellent bus links.

In addition to the local towns there are numerous local villages within easy reach, of note are Bardon Mill and Haydon Bridge, being approximately 3.2 miles and 7 miles to the east respectively. Both villages have local stores, pubs and schools with Haydon Bridge having a high school. Both villages also have excellent bus links and train stations.



The property benefits from excellent access to the main A69 road and lies 24 and 34 miles to east and west of the cities of Carlisle and Newcastle respectively. The property is therefore highly accessible for the commuter and to the wider world; with both cities having main a rail link and with Newcastle having an excellent international airport.

SERVICES

Hightown farmhouse and cottage benefit from a shared private water supply, a shared sewage treatment plant and mains electric. Both properties are heated via an oil-fired heating system.

The electric supply for the treatment plant is housed in the cellar of the cottage. It is a separate supply to that which serves the house, the cottage, and the neighbouring dwellings. A meter reading is taken as appropriate and the monies due are split between the farmhouse and the two neighbouring properties.

GENERAL REMARKS & STIPULATIONS

METHOD OF SALE

The Property is offered for sale initially by Private Treaty. All interested parties should register their interest with us to be kept informed as to how the sale will be concluded.



Please direct expressions of interest to Harry Morshead MRICS.

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.

MINERAL AND SPORTING RIGHTS

The Sporting and Mineral rights are included in the sale, only in so far as they are owned.

ANTI MONEY LAUNDERING REGULATIONS

The purchaser will be required to provide proof of identification to comply with Money Laundering Regulations in the form of a copy of the Purchasers' passport, together with a copy of the Purchasers' driving license or a recent utility bill as proof of residence.

EASEMENTS, WAYLEAVES AND THIRD PARTY RIGHTS

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.



BASIC PAYMENT SCHEME

The land has been used to claim 2023 Basic Payment Scheme. The purchaser will give an undertaking not to breach any of the scheme rules from the date of completion until the end of the scheme year and indemnify the claimant if any breaches occur.

ENVIRONMENTAL SCHEMES

The land is currently subject to a Mid-Tier Countryside Stewardship Scheme. The claim for this year's monies has been made and the vendor will retain these in full. 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 and indemnify the claimant if any breaches occur.

LOCAL AUTHORITY

Northumberland County Council. Any enquiries regarding planning or statutory matters should be directed to the Local Authority.

COUNCIL TAX AND EPC RATINGS

Hightown Farmhouse Band F, EPC Rating F
Hightown Farm Cottage Band C, EPC Rating E

VIEWINGS

Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 609000.





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For Identification Purposes Only

50 m
Scale 1:3000 (at A4)





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

SEDFIELD

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