



EAST LAND ENDS FARMHOUSE, HAYDON BRIDGE, HEXHAM,
NORTHUMBERLAND, NE47 6BY



EAST LAND ENDS FARMHOUSE, HAYDON BRIDGE

East Land Ends Farmhouse is a beautifully presented traditional farmhouse that perfectly blends character, comfort, and rural charm. This substantial four-bedroom family home offers spacious accommodation, period features, and delightful views over the surrounding landscape.

- Traditional stone built farmhouse
- Four bedrooms
- Spacious and versatile accommodation
- Generous gardens
- Ample parking
- Countryside setting
- No onward chain
- EPC rating TBC

OFFERS IN EXCESS OF £500,000

GET IN TOUCH

youngsRPS, Myenza Building, Priestpopple, Hexham, NE46 1PS
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hexham@youngsrps.com





Description

To the front of the property, a welcoming entrance hall opens into a bright and expansive sitting room, featuring a large bay window and ample space for entertaining. The well-appointed kitchen diner offers a range of fitted units with a freestanding Beko range cooker, flowing through to the open-plan dining area with an open fire and a charming bay window overlooking the garden.

A separate reception room to the rear provides additional flexibility, ideal for use as a snug, study, or playroom. A convenient cloakroom/WC completes the ground floor.

A graceful staircase leads to the first floor, where there are four generous double bedrooms, each filled with natural light and offering lovely countryside views. The principal bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a spacious family bathroom.

Externally

The farmhouse is set within attractive gardens of circa 0.38 acres, mainly laid to lawn, which wrap around the property, providing a tranquil and private outdoor space ideal for family living and entertaining. Mature trees and planting soften the borders, while open rural views enhance the sense of peace and seclusion.

Gated access opens onto a driveway providing ample parking for several vehicles. In addition, a range of useful outhouses and stores offer excellent storage options or potential for workshop or hobby space, ideal for those seeking a home with practical country features.

Location

The picturesque village of Haydon Bridge perfectly combines rural charm with modern convenience. Situated on the banks of the River South Tyne, the village offers a welcoming and close-knit community.

A variety of local amenities are on offer, from shops and cafes to pubs and schools, while Haydon Bridge railway station provides excellent links to Newcastle and Carlisle, making it ideal for commuters. For a wider range of services, shopping, and leisure facilities, the historic market town of Hexham is just a short drive away. Surrounded by breathtaking countryside, the area offers abundant outdoor pursuits, from riverside walks to cycling and hiking in the nearby Northumberland National Park.

Charges

Northumberland County Council tax band E.

Overage

Please note that an overage agreement will apply to the sale. This provides for a 60:40 split in favour of the purchaser in respect of any uplift in value arising from the grant of future planning permission for development of the site.

Services

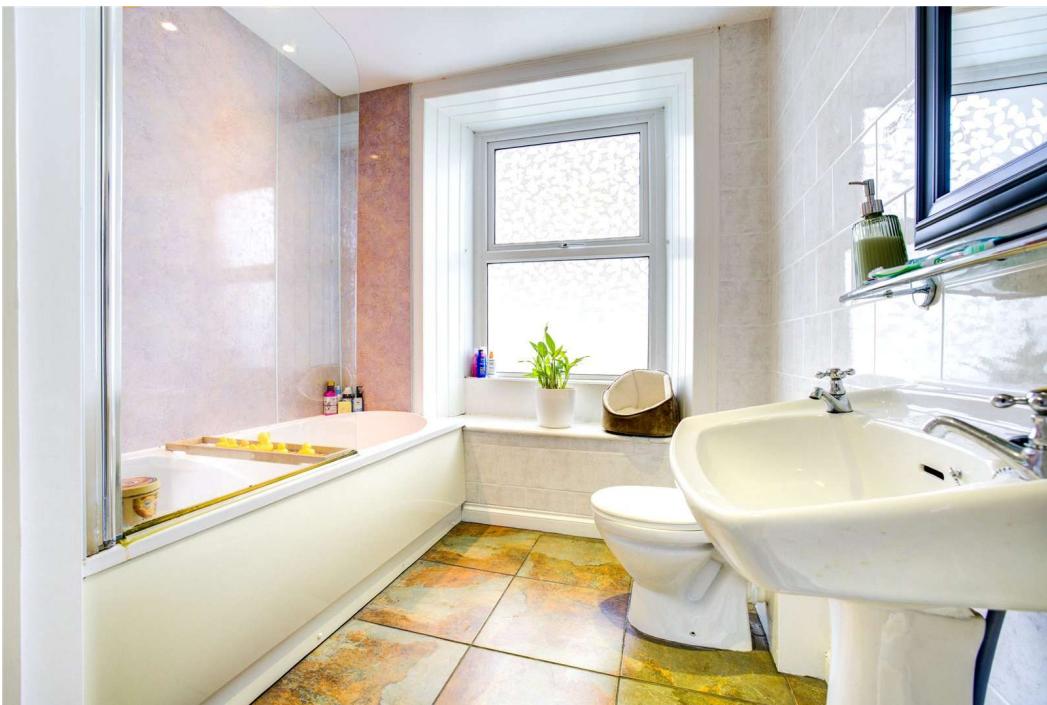
The property is connected to mains electricity and water, with drainage via a septic tank. Heating is provided by an oil-fired central heating system, which supplies both the radiators and the domestic hot water.

Referrals

In accordance with the Estate Agents' (Provision of Information) Regulations 1991 and the Consumer Protection from Unfair Trading Regulations 2008, we are obliged to inform you that this Company may offer the following services to sellers and purchasers from which we may earn a related referral fee from on completion, in particular the referral of: Mortgages and related products our commission from a broker would be £100.00 incl VAT for Mortgages and £50 inc VAT for Insurances, however this amount can be proportionally clawed back by the lender should the mortgage and/or related product(s) be cancelled early.







Wayleaves, Easements and Rights of Way

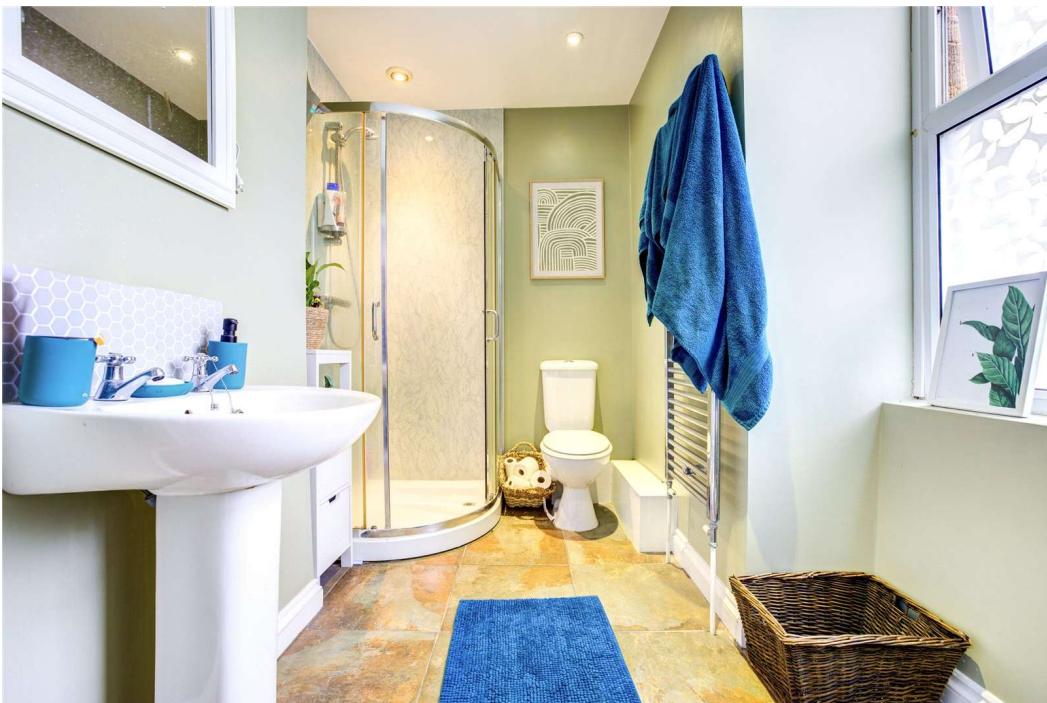
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Viewings

Viewings are strictly by appointment. Please contact the Hexham office to arrange a viewing 01434 608980.

Free market appraisal

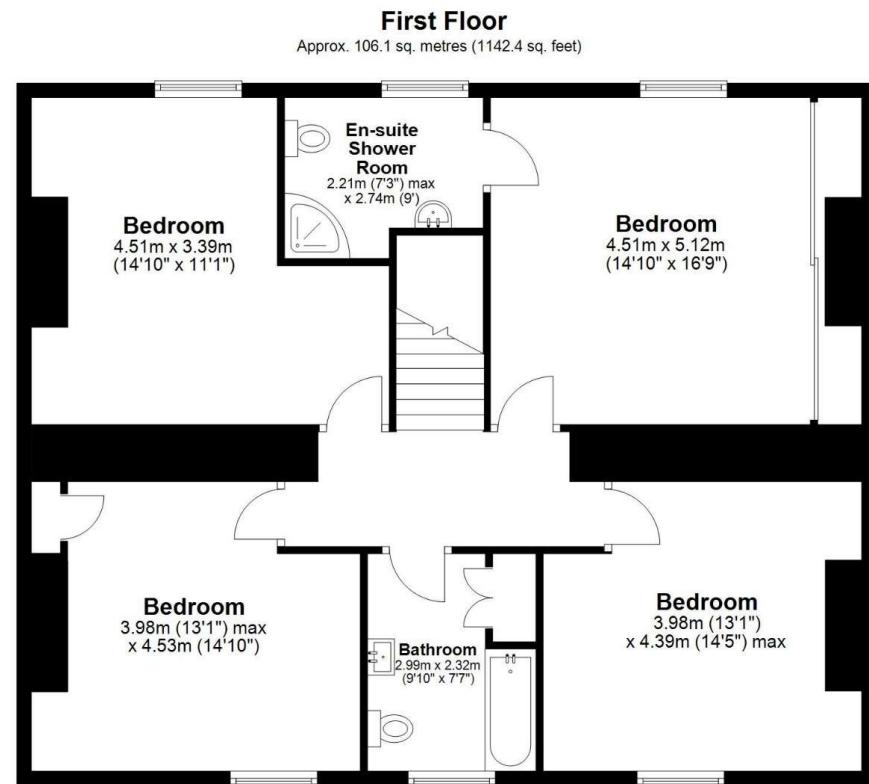
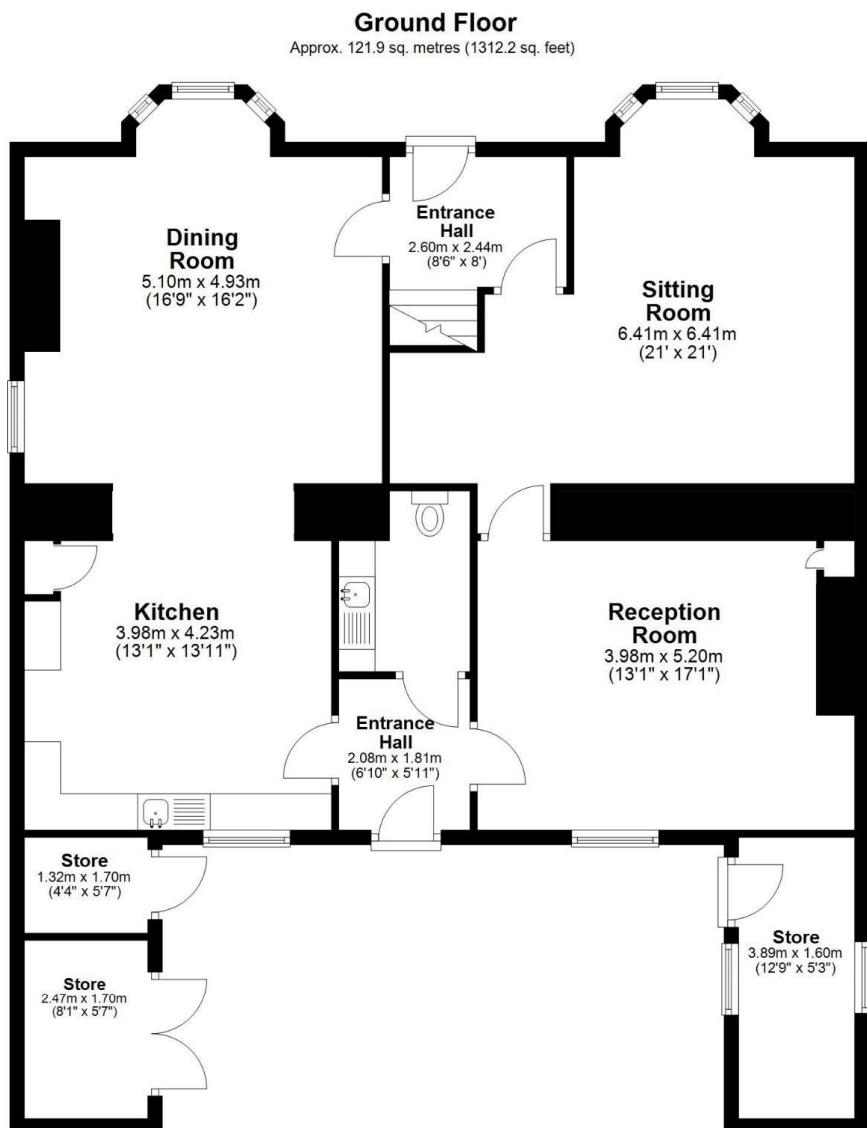
We would be pleased to provide professional, unbiased advice on the current value and marketing of your existing home.











Total area: approx. 228.0 sq. metres (2454.5 sq. feet)

East Land Ends Farm, Haydon Bridge, -

www.youngsrps.com
Hexham 01434 608980



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.