



Meadow View
Gilsland, Brampton, CA8 7EH



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Meadow View, Gilsland is a unique and multifunctional property that includes a four bedroomed house, an attached three bedroom cottage, well presented gardens/orchard, outbuildings, stables and approximately 5.5 acres of land. Located in Northumberland on the site of Hadrian's Wall Turret 47B, the property sits in a ring fence, on the edge of Gilsland in a highly accessible location. Meadow View caters for the commuter, the small holder, the equestrian and offers multi-generational living and/or an additional income stream.

- 4 bedroom house
- 3 bedroom cottage
- Approx. 5.5 acres of land
- Walled Garden / greenhouses
- Outbuildings/Stables
- Multi Generational Living
- Edge of Village Location
- Equestrian/Small holding

GUIDE PRICE: £585,000

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.





DESCRIPTION

The sale of Meadow View represents an opportunity for a purchaser to acquire a property that encompasses many of the sought after traits in today's property market, with the real scarcity defined not only by the fact that all such traits are existing, but that they can be found on the edge of a highly accessible village.

As a whole the property totals approximately 5.5 acres, of which approximately 4.72 acres is grazing land, with the remainder being mature and well-kept gardens, and yard space. The land is immediately accessible from the yard, ensuring that the management of any horse and/or any other livestock is easily done. To facilitate this further there is a flexible, multifunctional stable/garage/barn.

The house at Meadow View is well presented and light and benefits from fabulous views to the North, over Gilsland and beyond to the Irthing valley. The house is full of character with many original features retained and exposed.

On the ground floor there is a kitchen fitted with wooden wall and floor units that sit on a tiled floor. The kitchen is open plan in its nature with immediate access to the adjoining dining room, in which sits an impressive dining table and multifuel stove in an inglenook fireplace. From the dining room there is access to a study and through to the adjoining cottage. Although currently not used, this accessibility to the cottage offers scope to further extend the living accommodation of the main house without significantly compromising the accommodation in the cottage.

Further rooms on the ground floor include a living room and a sitting room, which is currently used as a music room. Both of these rooms are light and well proportioned, with the living room having a multi fuel stove within an inglenook whilst the sitting room has an electric fire within a traditional fire surround.

From the living room there is direct access to a conservatory, which allows natural light and heat to flood through the house, whilst offering ideal relaxing space and the opportunity to enjoy the delightful gardens from the comfort of inside.

On the first floor there are four bedrooms, three of which are comfortable double rooms and a family bathroom. The rooms are light and well-proportioned and benefit from stunning views over the surrounding area.

The cottage at Meadow View at present is vacant and its attachment to the main house and its layout offers a whole host of opportunities. It could be readily let as a standalone property, or equally it would make an ideal holiday let. Hadrian's Wall bounds one side of the property and the Vallum runs through its uppermost paddock and aside from this, Meadow View is located in an accessible and popular location with a ready footfall of people and thus trade on its doorstep.

Alternatively, the cottage could be used as an “annex” to house additional family members, thus allowing multi-generational living to occur without the expense of creating further accommodation.

As it stands at present, the cottage briefly comprises the following, on the ground there is a fitted kitchen, a bathroom, a living room and a bedroom, whilst on the first floor there are two bedrooms, a bathroom and a utility room. The options presented by the cottage are though endless.

Both the house and the cottage benefit from double glazing throughout, mains water and mains electric. The properties are heated via a gas (LPG) fired central heating system.

The house has solar panels on its south facing roof which provide electricity to the main house and hot water to both properties. Both of these are supported by mains electricity and also LPG.

Externally, Meadow View benefits from an array of outbuildings all of which are sited within a well kept steading and/or garden area. To the east of the property there is a useful wooden clad, split into three separate compartments each with individual access, it is ideal for storage. Further east again there is a large insulated “garage”, a former pottery, in reality it is more than a garage. Currently used as workshop/gym it offers huge scope for a variety of uses. It is constructed of timber and has a concrete floor, with large glass doors than open to a wonderful walled garden. The building has double doors to the front, hence its garage nature, however it has an abundance of natural light, is well presented, and with services already in situ; it could make an ideal home working space.

Within the walled garden there are two glass greenhouses, a polytunnel and a summer house, ideal for relaxing whilst enjoying the benefits of the glorious and productive vegetable garden.

The gardens are a real feature of the property with a lawned garden to the rear of the property which extends into a well-managed orchard.

The equine element of the property is more than catered for by the block built stable / store, all of which service the circa 4.7 acres of land that the property includes. The land is permanent pasture and offers ideal grazing opportunities, which benefit from a mains water supply. The land’s boundaries are secure, and there is good access both from the steading and the main road.

LOCATION

Meadow View is situated on the outskirts of Gilsland, a quiet village in prime Hadrian Wall’s country. The village has two local pubs, a tearoom and a lovely community.





Haltwhistle and Brampton lie 5.1 and 8.4 miles to the east and west respectively, whilst the popular and bustling market town of Hexham is 21 miles to the east. All of these local towns and many more local villages are readily accessible via the nearby A69, they are on a bus route, and all have cross country train line services within. They offer a wide array of shops both local and national, as well as educational, professional, and health leisure facilities.

The cities of Carlisle and Newcastle lie 18 and 43 miles to the west and east respectively with all the facilities associated with major cities available as well as main line rail services with Newcastle having an international airport.

The local town and cities are all easily reached via the A69 which is directly accessible within 1 mile from the property.

What3Words: ///clicker.vest.flukes

ACCESS

Access to the property can be taken directly off the public highway.

Method of Sale

The Property is offered for sale by Private Treaty.

Wayleaves/Easements

The property is sold subject to all rights including rights of way, whether public or private, rights of light, support, drainage, water and electricity supplies and other rights, obligations and easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether or not constituted in the title deeds or referred to in these particulars.

Tenure

The property is owned Freehold.

Anti Money Laundering Regulations

Prospective Buyers should be aware that if they are successful, they will be required to provide us with documents in relation to Money Laundering Regulations, one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing their address.

Services

Mains water, mains electric and mains drainage are all connected. Central Heating is supplied via LPG, and solar panels provide both electric and hot water supplies when available.



EPC

Meadow View has an EPC Rating of E

Council Tax

Meadow View falls within Band E for Council Tax purposes

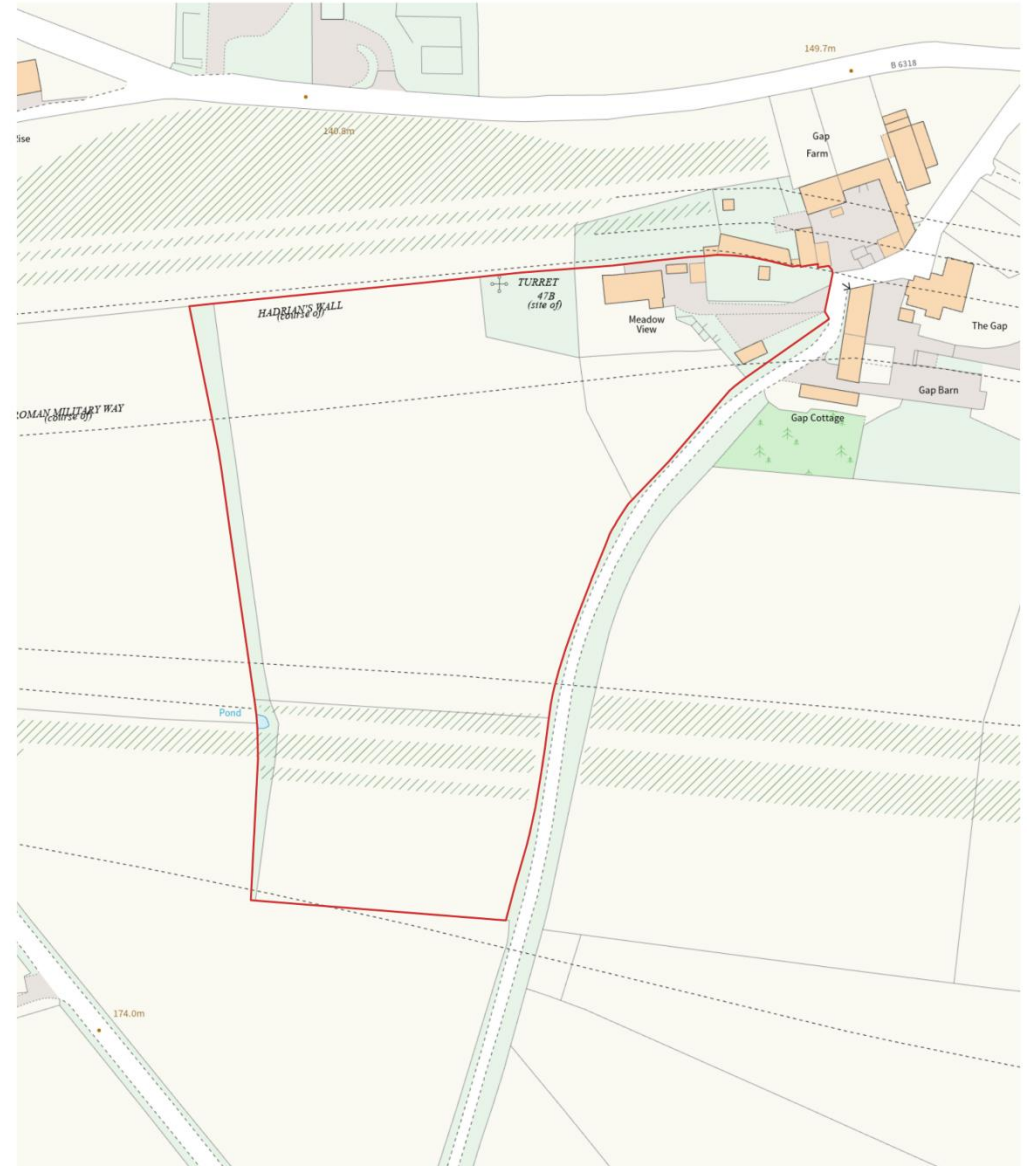
Local Authority

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

Viewings

Viewings are by prior appointment only. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 60900 or harry.morshead@youngsrps.com

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