



Hillcrest Farm

Hedley On The Hill

- Beautiful Stone Built Detached Farmhouse
- Exceptional Internal Dimensions and Presentation
 - Multiple Secure Outbuildings
 - 13 Acres (approx..) of Excellent Grazing
 - Spacious Internal Stable Block
 - Gardens
- Separate Detached Stone Built Dwelling (Development Potential)
 - Incredible Countryside Views
- Large Secure Driveway for Multiple Vehicles and Machinery

Guide Price: £950,000

ROOK
MATTHEWS
SAYER

01434 601616
46 Priestpopple, Hexham NE46 1PQ

www.rookmatthewssayer.co.uk
hexham@rmsestateagents.co.uk



Hillcrest Farm

Hedley On The Hill

We are delighted to offer an incredible opportunity to purchase a well-equipped, immaculately presented Farmhouse with equestrian and outdoor facilities. Hillcrest Farm offers an exceptional lifestyle to those seeking to purchase a true 'Turn key' property offering a rural life but within easy commute of Newcastle Upon Tyne. The property was fully renovated around 12 years ago and fitted with high quality fixtures and fittings throughout, externally there are a range of versatile outbuildings, garages and a large internal stable block.

The Property is located on the outskirts of Hedley on The Hill which is a quaint village with an excellent community pub, The Feathers. Hedley on the Hill is a village in Northumberland, west of Newcastle upon Tyne. It is located between the valley of the River Derwent, and the watershed to the River Tyne.

Despite being close to a major city, Hedley is typically Northumbrian and rural in character. Situated close to the villages of Stocksfield and Chopwell as well as to the rural market town of Hexham it is a small village with sensational views across the Tyne valley.

The Ground Floor:

Dining Area 20'3 x 16'5 (6.17m x 5m)

A bright area, accessed from the front porch with porcelain tiling, windows to the front of the property and an open aspect to the kitchen.

Kitchen 11'4 x 15'8 (3.45m x 4.78m)

A simply stunning kitchen with a range of modern, solid wood wall, base and drawer units, integrated appliances and a central island with storage. Granite worktops and a large range style freestanding cooker.

Living Room 26'5 x 16'4 (8.05m x 4.98m)

A beautiful room with exposed stonework, a beautiful feature fireplace with multi fuel stove and incredible views down the valley.

Sitting Room 13'1 x 12'2 (3.99m x 3.71m)

Open aspect from the dining area, this room is a cosy addition to the living space with windows overlooking the front of the property.

Utility Room 14'4 x 17'1 (4.37m x 5.21m)

A useful utility room or second kitchen.

Bathroom 6'10 x 10'6 (2.08m x 3.2m)

A useful downstairs bathroom with a modern white suite and high-quality tiling.

Boot Room (or Fifth bedroom) 10'8 x 14'4 (3.25m x 4.37m)

A large room currently used as a boot and storage room however could easily be a fifth bedroom in addition to the bathroom and utility this part of the home could be an annexe with its own entrance.



To the First Floor:

Master Bedroom 26'6 x 16'5 (8.08m x 5m)

A beautiful room to the east of the home providing exceptional views over the properties land and beyond.

En Suite 8'4 x 7'1 (2.54m x 2.16m)

Double size freestanding shower, bath, WC and hand basin.

Walk in Wardrobe – 4'11 x 8'10 (1.5m x 2.69m)

Fully fitted with rails and shelving.

Bedroom Two 12'2 x 16'1 (3.71m x 4.9m)

A large king-size room with multiple windows overlooking the rear of the home.

Bedroom Three 12'6 x 12'5 (3.81m x 3.78m)

Another large double room with fitted storage overlooking the front gardens.

Bedroom Four 12'11 x 9'6 (3.94m x 2.9m)

Another double room overlooking the front gardens with fitted storage.

Externally

This wonderful property set within approx. 14 acres of gardens and grazing paddocks which are currently used for horses and canine training and secured with post and rail fencing. There are lovely gardens laid to lawn surrounding the property offering a wonderful space for entertaining and taking in the breath taking views and ample secure parking for multiple vehicles.

There is a large agricultural barn which has double height roller door to allow larger vehicles and an expansive work space inside. The other side of this barn has been carefully designed to fit three large and airy brick-built stables with ample under cover storage or space for more stabling.

There is a further detached brick-built building which is single storey and is currently used as a home gym and work space however this building could easily be converted into a wonderful detached bungalow / cottage with its own driveway, entrance and garages.

This is a rare and wonderful opportunity to purchase a substantial home with an abundance of opportunities that would suit both equestrians and those seeking to further any countryside pursuits. Appointments via prior arrangements only.

TENURE

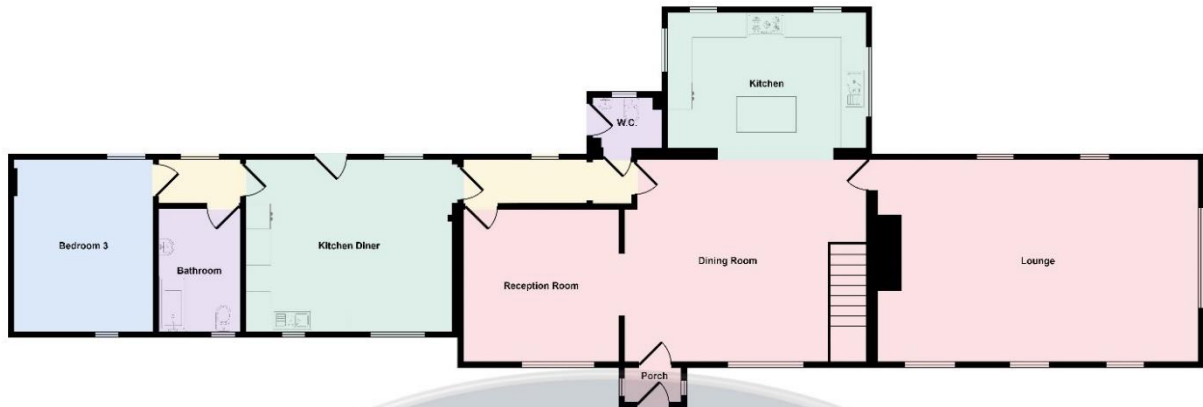
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

Council Tax Band: D

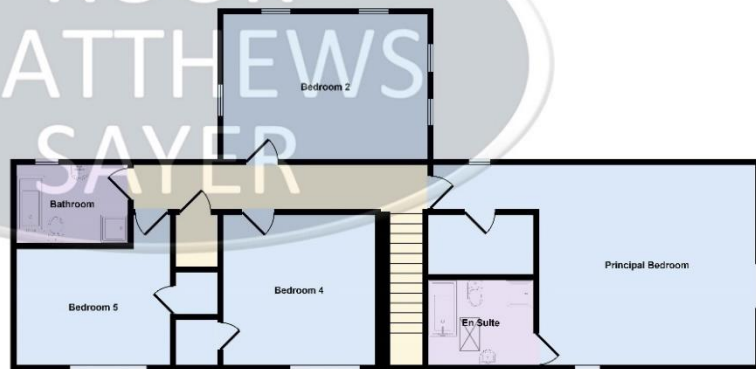
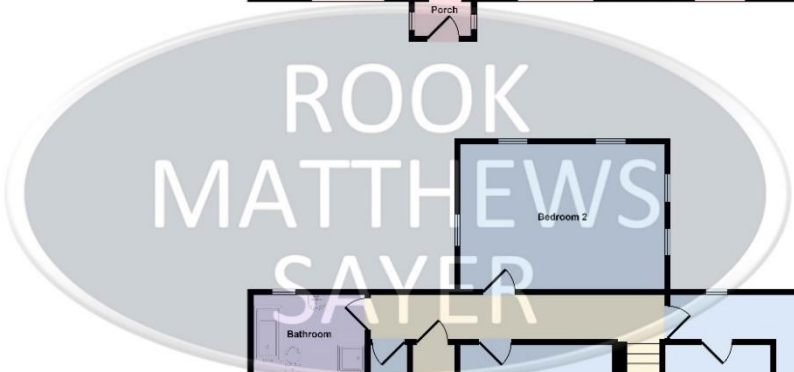
EPC Rating: C

HX00005965.KW.KW.20.6.23.V.1

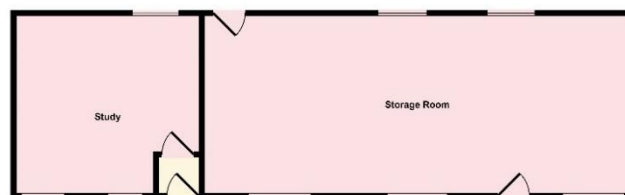




Ground Floor



First Floor



Storage Room/Study

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

