



Stonehaven | Henshaw | NE47

Offers Over £900,000

RMS | Rook
Matthews
Sayer



Detached Bungalow

Modern Interiors

Three Bedrooms

Outdoor Entertaining

Open-Plan Living

Village Location

Private Hot Tub

En Suite Bedrooms

For any more information regarding the property please contact us today.



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Stonehaven is a beautifully renovated bungalow designed for comfort, relaxation, and effortless modern living. Set within generous grounds, this stylish three-bedroom retreat combines contemporary interiors with exceptional outdoor space, making it the perfect choice for families, friends, or couples looking to unwind in comfort.

Inside, the heart of the home is the spacious open-plan kitchen, dining, and lounge room. Thoughtfully designed with a bright and airy feel, the space is ideal for socialising, whether you're preparing meals together, enjoying long family dinners, or relaxing after a day exploring the local area. Large sliding doors flood the room with natural light and open directly onto the large decking area, seamlessly blending indoor and outdoor living with views across the attached field and Tyne Valley beyond.

The property features three comfortable bedrooms and three modern bathrooms, offering plenty of space for occupants to relax and recharge. Stylish furnishings and tasteful décor throughout create a warm and welcoming atmosphere, while the practical layout includes a very handy utility room with an additional door out to the side elevation. The main suite includes an en suite shower room and its own separated outside area which makes it perfect to offer as a contained let.

Outside, to the southern elevation is a private decking area and landscaped gardens providing the ultimate setting for relaxation and entertaining. Sink into the hot tub under the stars, enjoy drinks in the garden bar, or simply take in the peaceful surroundings from the outdoor seating area.

Stonehaven also benefits from a large adjoining field, offering additional space for children to play, dogs to roam, or house chickens as the current occupier does.

Combining modern comforts, stylish interiors, expansive outdoor space, stunning rural valley views and fantastic amenities, Stonehaven offers a beautifully finished home on one level with lots of parking, plenty of outside space and lovely views.

Henshaw village is situated astride the A69 meaning that transport links are strong to the east and west. Hadrian's Wall is a stone's throw and the Tyne Valley train line further assists transportation and commuting.

INTERNAL DIMENSIONS

Kitchen/Dining/Living Room - 13'3 max x 6'7 max (4.03m x 2.00m)
Utility - 6'1 max x 8'11 max (1.86m x 2.73m)
En-Suite Shower Room - 5'5 max x 5'5 max (1.66m x 1.65m)
Bedroom One - 10'6 max x 10'7 max (3.20m x 3.22m)
En-Suite Bathroom - 10'6 max x 5'10 max (3.20m x 1.79m)
Bedroom Two- 13'11 max x 8'11 max (4.24m x 2.73m)
Bedroom Three- 13'11 max x 11'6 max (4.24m x 3.50m)
Shower Room - 10'6 max x 4'7 max (3.20m x 1.40m)

PRIMARY SERVICES SUPPLY

Electricity: Solar Panels (Owned Outright)
Water: Mains
Sewerage: Mains
Heating: LPG/Electric/Under Floor/Wood Burner
Broadband: Fibre to Premises
Mobile Signal Coverage Blackspot: No
Parking: Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

ACCESSIBILITY

This property has accessibility adaptations:
Level access
Wide Doorways

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: D

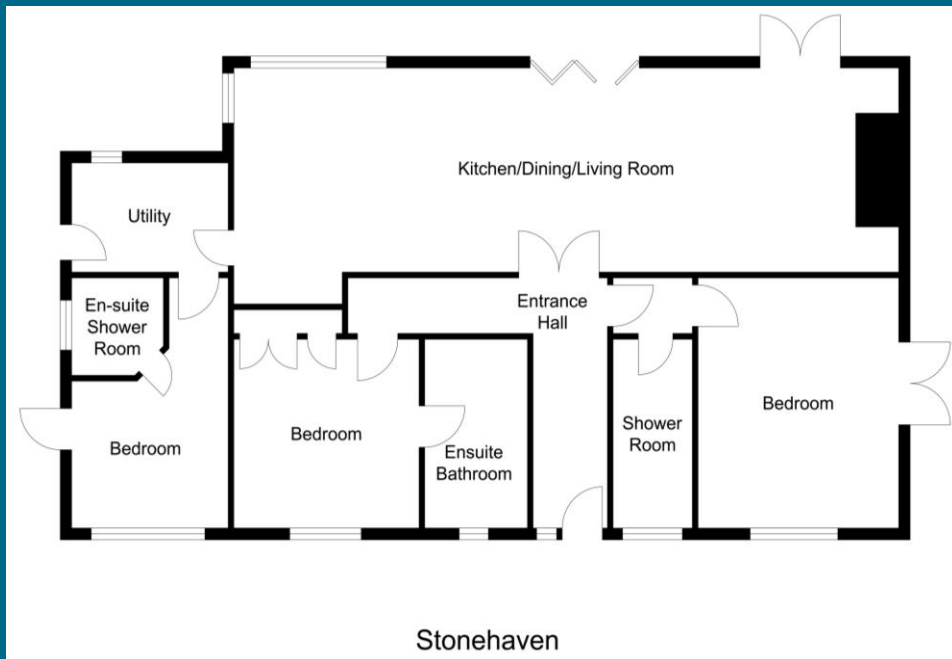
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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.



Stonehaven | Henshaw | NE47

£475,000

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3



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1

Three-Bedroom Lodge

Strong Income

Two Glamping Pods

Countryside Escape

Spacious Grounds

Modern Accommodation

Solar Panels

Social Spaces

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Henshaw Huts is a unique countryside escape combining modern lodge accommodation with luxury glamping, all set within spacious private grounds designed for relaxation, entertainment, and memorable group getaways.

At the heart of the property is a stylish detached lodge featuring three comfortable bedrooms and a bright open-plan living area, creating the perfect social space for families and friends to gather. The contemporary layout blends modern comfort with a warm and welcoming atmosphere, ideal for both short breaks and longer stays. Large communal spaces make it easy to relax together, dine, and unwind after a day exploring the surrounding area. The connected covered area houses a pool table and hot tub also.

In addition to the main lodge, Henshaw Huts also features two beautifully designed glamping pods, offering guests a cosy and modern alternative stay experience. Perfect for couples, additional family members, or friends wanting their own private space, the pods provide all the charm of glamping with the comfort of high-quality accommodation.

Each accommodation enjoys its own private hot tub, allowing guests to relax in complete comfort and soak in the peaceful surroundings at any time of year. The outdoor facilities truly set Henshaw Huts apart. Guests can enjoy a game of pool for friendly competition and evening entertainment, while the traditional BBQ hut creates the perfect setting for social dining and unforgettable nights with family and friends, whatever the weather.

Surrounded by large private grounds, there is plenty of space for children to play, groups to gather, and guests to enjoy the tranquil countryside setting.

A substantial bank of solar panels, situated on site, means that running costs are considerably subsidised across the properties.

Henshaw village is situated astride the A69 meaning that transport links are strong to the east and west. Hadrian's Wall is a stone's throw and the Tyne Valley train line further assists transportation and commuting.

Income from the two pods has been in excess of £50,000 for each of the last 3 seasons. There is potential for income from the lodge as it's currently running under a respite with no payments been taken.

More information can be available on request.

INTERNAL DIMENSIONS

Pod 1 -

Kitchen/Bedroom/Living Room - 16'8 max x 8'0 max (5.09m x 2.45m)

Pod 2 -

Kitchen/Bedroom/Living Room - 16'8 max x 8'1 max (5.09m x 2.46m)

Lodge -

Kitchen/Dining Room - 27'4 max x 14'7 max (8.33m x 4.45m)

Shower Room - 8'5 max x 10'0 max (2.56m x 3.05m)

Bedroom One - 8'5 max x 14'5 max (2.56m x 4.40m)

Bedroom Two - 13'3 max x 9'10 max (4.03m x 3.00m)

Bedroom Three - 12'4 max x 9'10 max (3.75m x 3.00m)



MINING

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TENURE

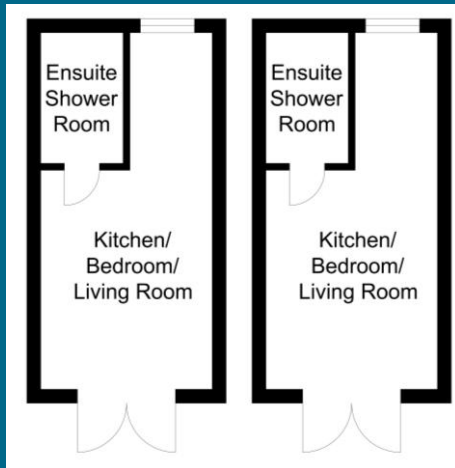
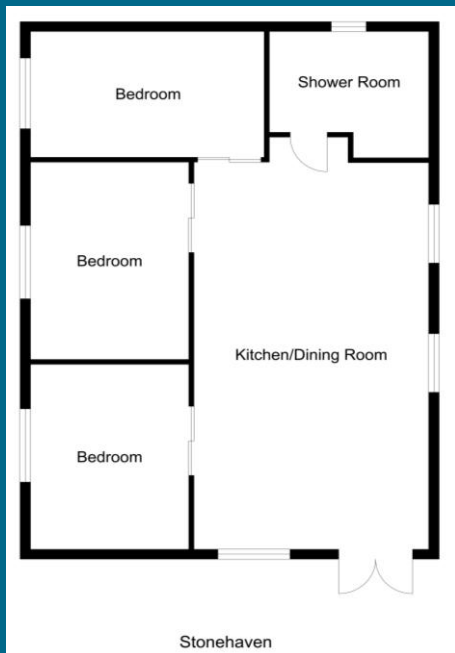
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COUNCIL TAX BAND: D

EPC RATING:

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