



Stonehaven | Henshaw | NE47

£475,000

RMS | Rook
Matthews
Sayer



Three-Bedroom Lodge

Strong Income

Two Glamping Pods

Countryside Escape

Spacious Grounds

Modern Accommodation

Solar Panels

Social Spaces

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



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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

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.

TENURE

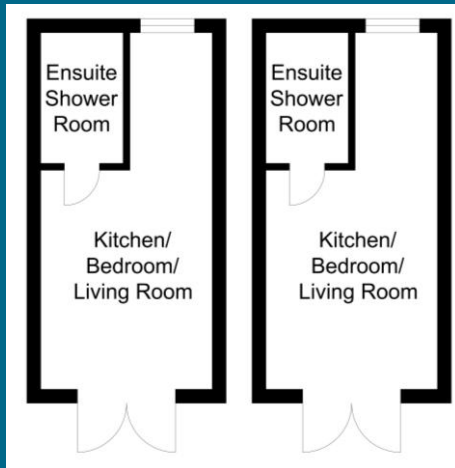
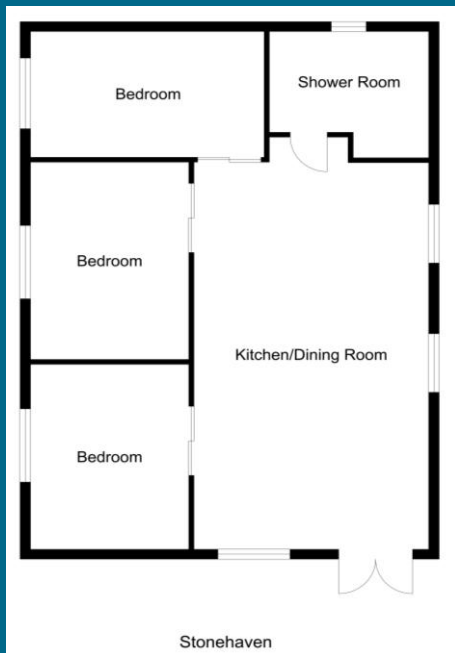
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: D

EPC RATING:

HX00006815.JR.SM.12.05.2026.V.2





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