



# *Otterburn Hall Farm*

OTTERBURN, NE19

**RMS** | Rook  
Matthews  
Sayer

INCORPORATING  
*Fine* LIVING



3 BEDROOMS  
2 BATHROOMS  
2 RECEPTION ROOMS

OFFERS OVER  
**£395,000**

- Detached Farm House
  - Grade II Listed
  - Immaculate
  - Presentation
  - Three Bedrooms
  - En-suite
  - Spacious Kitchen
  - Leasehold - 999 years
- Two Reception Rooms      from 1 August 2014

## *Immaculate detached property*

For sale: a Grade II listed 3-bedroom detached house set within Otterburn Hall grounds. This immaculate period home combines character features with considered modern touches, offering two reception rooms, a large kitchen and a private south-facing walled garden.





## *Spacious light-filled living room*

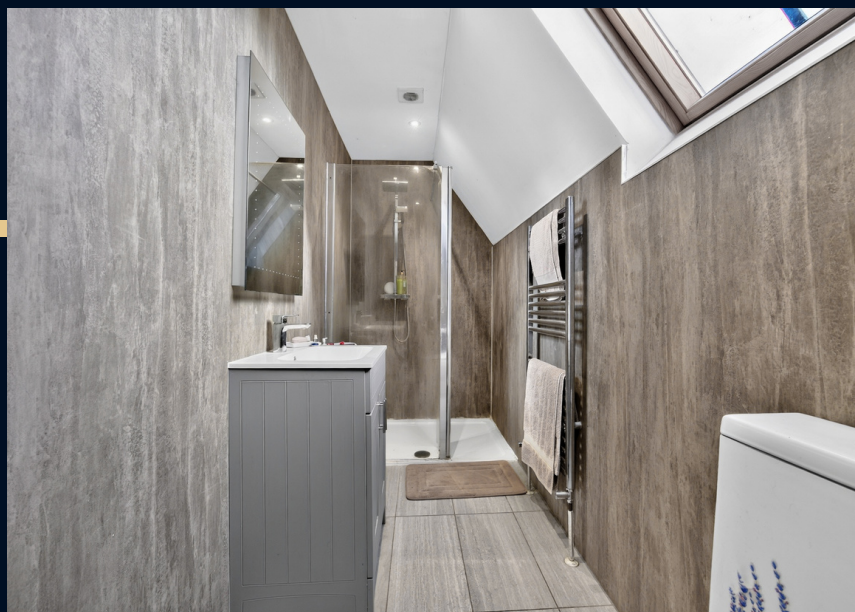
The main living room features a log burner and parquet flooring, creating a focused yet comfortable space for everyday use. A separate formal dining room offers a defined area for entertaining.



# *Modern open-plan kitchen*

The kitchen includes a large island and an AGA, providing a central point for cooking and gathering.





## *Luxurious bedrooms & bathrooms*

Upstairs, the primary bedroom benefits from far-reaching views and an en-suite shower room. Two further double bedrooms are served by a family bathroom, giving balanced accommodation for families or visiting guests.

## *Impressive garden*

The exterior of the property is just as impressive as the interior, with a large, tranquil garden, providing a peaceful and private environment.



# Property Description

## GROUND FLOOR

### Living Room:

22'11" x 12'04" (into alcove) - 6.68m x 3.76m

**Family Room:** 13'10" x 21'11" - 4.22m x 6.68m

**Kitchen:** 12'04" x 31'07" - 3.76m x 9.62m

**Utility Room:** 7'11" x 12'09" - 2.41m x 3.89m

### Bedroom Five / Home Office:

7'00" (+wardrobes) x 7'06" - 5.18m x 2.29m

**W.C.**

## FIRST FLOOR

### Bedroom One:

28'03" (max) x 12'08" - 8.61m x 3.86m

**En-suite:** 10'01" x 6'03" - 3.07m x 1.91m

### Bedroom Two:

10'03" x 15'08" - 3.12m x 4.78m

### Bedroom Three:

10'03" x 14'08" - 3.12m x 4.47m

### Bedroom Four:

11'05" x 10'05" (+wardrobes) - 3.48m x 3.18m

**Bathroom:** 9'11" x 10'08" - 3.02m x 3.25m

## PRIMARY SERVICES SUPPLY

**Electricity:** MAINS

**Water:** PRIVATE

**Sewerage:** SEPTIC TANK

**Heating:** OIL

**Broadband:** CABLE

**Mobile Signal Coverage Blackspot:** NO

**Parking:** GARAGE/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.

**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:** E

**EPC Rating:** TBC



**Ground Floor**



**First Floor**

Total floor area 0.0 m<sup>2</sup> (0 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)





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**Agents Note:** Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.