



# Low Thornley Farmhouse

Thornley Lane, Rowlands Gill



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## Low Thornley Farmhouse

Thornley Lane, Rowlands Gill, NE39 1BE

Situated to the outskirts of Rowlands Gill is this fabulous, stone built detached farmhouse, positioned on a lovely site with south facing gardens and stunning views across the open countryside.

Offering many traditional farmhouse features including exposed wood beams, stone flooring and Inglenook fireplaces, Low Thornley Farmhouse also benefits from a lovely one bedroom self contained annex which is ideal for live in relatives or visitors.

The internal accommodation comprises: Lobby | Open plan living and family room, which extends across the rear of the property with doors leading out onto the rear gardens. The living room enjoys a wood burning stove, polished wood flooring, panelling to the walls and exposed beams | Study.

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### Price Guide:

Guide Price £750,000

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Magnificent open plan kitchen/diner with vaulted ceiling and exposed beams. The kitchen is fitted in a farmhouse style with wood cabinets, a substantial Inglenook fireplace with a wood burning stove and an AGA. Double doors from the kitchen lead out onto the side gardens | Pantry/Utility room.

To the first floor, there are two good sized bedrooms, the master benefitting from fitted storage and Jack & Jill access to the lovely family bathroom, which is also accessed from the landing, with free standing bath and a large walk in shower.

The stairs then continue up to the second floor and onto two further bedrooms with eaves storage | Second family bathroom.

Returning to the ground floor, access from the family leads through to an annex which offers a kitchenette, a ground floor bathroom and stairs leading up to a bedroom.



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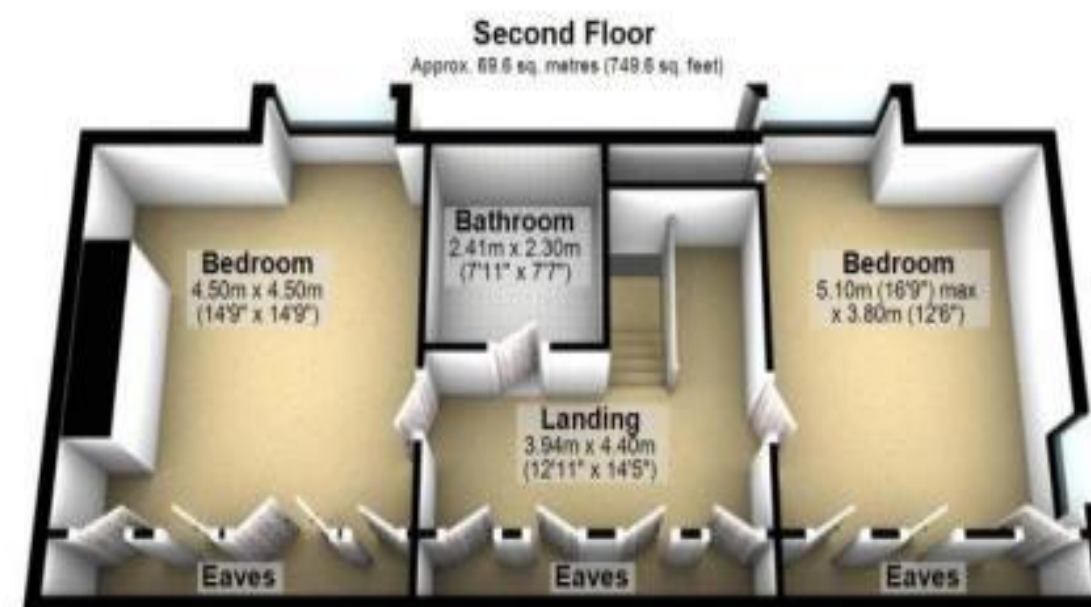












Total area: approx. 329.2 sq. metres (3543.3 sq. feet)  
**Low Thornley Farmhouse. Rowlands Gill**



Externally, the property benefits from south facing rear gardens with lawned and patio terraces, and fabulous views across the open countryside | Large driveway and courtyard to the front with electrically operated entrance gates.

Low Thornley Farmhouse is a lovely family home set within the quiet hamlet of Lockhaugh, ideally located to enjoy superb walks and superb cycle routes. There is also easy access to Gateshead and Newcastle City Centre, as well as local access for Rowlands Gill, Whickham and Hamsterley Mill.

Services: Mains electric, gas and water | Septic Tank Drainage | Tenure: Freehold | Council Tax: Band F | Energy Performance Certificate: Rating D







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