



# The Farmhouse

Hopside Farm, Horsley



**Range Cooker:** A black Rangemaster range cooker with a stainless steel hood and a wooden countertop. The brand name "RANGEMASTER" is visible on the front panel.

**Countertop:** A wooden countertop with a bowl of fruit and a knife block mounted on the wall.

**Refrigerator:** A black refrigerator with a water dispenser on the right side.

**Backsplash:** A wall of light blue glass tiles behind the range cooker.

**Dining Table:** A wooden dining table with a black metal base and a matching bench.

**Seating:** Two wooden chairs and a wooden bench with a black metal frame.

**Decor:** A vase of sunflowers, a candle, and a "Reserved" sign on the table.

**Stone Wall:** A wall of natural stone with a wooden shelf and a white radiator.

**Shelf:** A wooden shelf with a ceramic figurine and other decorative items.

**Plants:** Several potted plants on the countertop and shelves.

**Countertop:** A dark countertop with a white mug and other kitchen items.





## The Farmhouse, Hopside Farm Horsley, Newcastle upon Tyne NE15 ONT

**The Farmhouse at Hopside Farm provides a handsome stone built detached house, with games room/office annexe, outbuildings, mature gardens and garage/store.**

This attractive, four bedroom stone built house, circa 1842, is set within a generous garden site, with lovely open aspect views over the adjacent fields and countryside, with a south facing cottage garden, an extensive gravel driveway for several cars, garage/store and a range of versatile outbuildings. There is a large enclosed paddock of circa 0.27 acres to the rear - currently rented from Northumberland Estates.

The Farmhouse feels both elegant and cosy, with a number of period features retained including stone and marble fireplaces and a wood burning stove, wood floorboards, and sash windows with original working shutters. The house has a great deal of character, and has been a much loved family home for the current owners for a number of years.

### Price Guide:

Guide Price £695,000

4 2 2 D







**Ground Floor** - Hallway | Sitting room with fireplace with wood burning stove | Superb dining room with dual aspect windows overlooking the garden and fields, and period cast iron and marble fireplace | Farmhouse kitchen with a range of bespoke cabinets, slate tiled floor, AGA and additional range cooker Large pantry/larder | Rear lobby area | Boot room/utility room Ground floor shower room/wc

**First Floor** - First floor landing | Four generous double bedrooms, all with views to the gardens or countryside and ample space for free standing bedroom furniture | Family bathroom/wc

**Outbuildings/Garage** - Home office and games room | Boiler room | Kennel | Gardeners wc | Wood store | Garage/store.

**Externally** - The Farmhouse is set back within its mature site, with a lovely stone wall and pillared gated entrance. The enclosed front garden is lawned with great screening and privacy provided by the mature trees and shrubs to the boundary, with a charming courtyard area to the rear of the house ideal for outside entertaining and barbecues. The gravel driveway provides parking for a number of cars.



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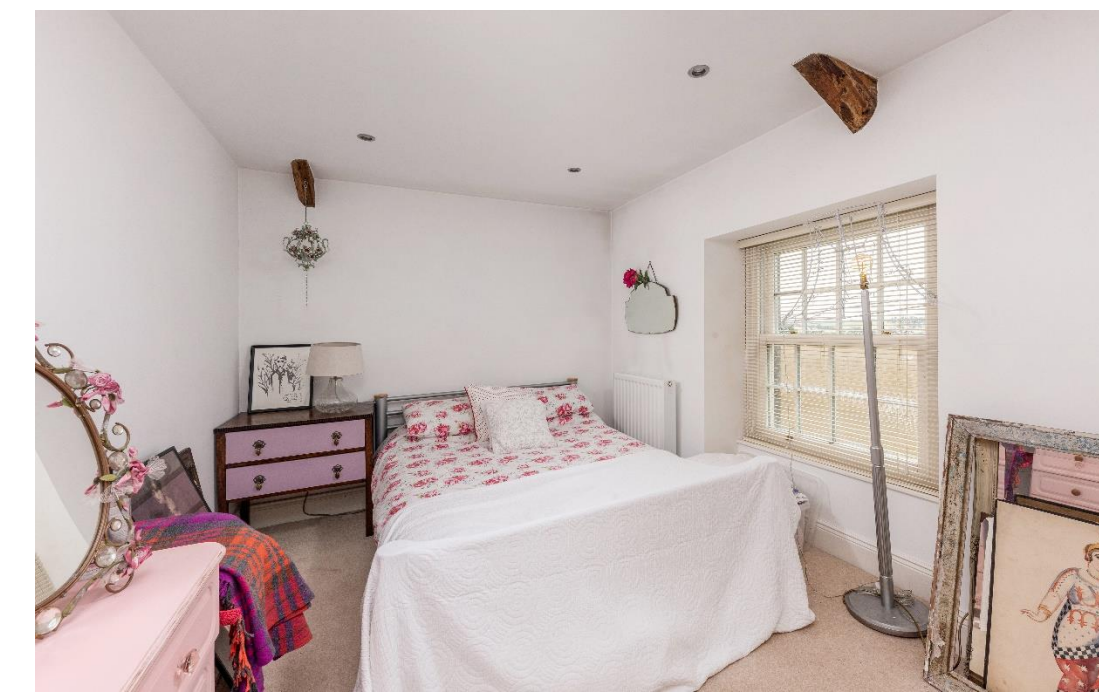








House and attached outbuildings total area: approx: 244 sq. metres (2626 sq. metres)  
 Garage area approx: 21.4 sq. metres (23.7 sq. feet)



The village of Horsley is ideally located for easy access to the A69 for Newcastle upon Tyne and Corbridge/Hexham, and has a village pub serving food; Horsley is close to Wylam village with a wider range of local amenities including shops, cafes and supermarkets.

There are railway links at Wylam and Corbridge to Newcastle and Carlisle, and a fabulous golf course at Close House at Heddon on the Wall.

**Services:** Mains electricity, water and drainage | Oil central heating | Tenure: Freehold | Council Tax Band: F | EPC Rating: D



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