



MOLE HILL FARM

Boghouse Lane | Beamish | County Durham



rare!
From Sanderson Young

Mole Hill Farm

Boghouse Lane | Beamish | County Durham | DH9 0HS

Mole Hill Farm is a very impressive home with lovely architectural features, stunning views, circa 15 acres of grounds with equestrian facilities and a holiday cottage

Price Guide: £1.575 Million

Beamish Museum 1.8 miles, Newcastle City Centre 9.0 miles, Durham 10.4 miles, Newcastle International Airport 12.4 miles (all distances are approximate)

- Beautiful farmhouse style property with 2 bed holiday cottage
- Gardens & grounds of circa 15 acres with equestrian facilities
- Stunning views of surrounding countryside & valley
- Historic planning permission to convert stable block into 8 holiday cottages

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DESCRIPTION

Mole Hill Farm is a beautiful, detached, farmhouse style property set in gardens and grounds of circa 15 acres with equestrian facilities, a two bedroom holiday cottage and stunning views of the surrounding countryside and valley towards Beamish.

Constructed by the current owners in 2010 from traditional old stone and brick and with lovely architectural features including stone mullion windows, this very impressive home has accommodation over three floors with a superb interior fitted and finished by Herrington Gate who have a high reputation for quality internal furnishings.

The accommodation comprises:

Ground Floor: Entrance reception hallway with lovely staircase with decorative wrought iron banister | Magnificent kitchen/breakfast room with high quality cabinets, an AGA, integrated appliances including Sub Zero refrigeration, a central island and superb flooring | Living/dining room with central, brick, see through fireplace with log burner | Sitting/media room with fitted bookcase and display areas as well as professional retractable projector and screen | Beautiful Amdega style conservatory/garden room with double doors to the gardens | Ground floor WC | Utility room









First Floor: Principal bedroom suite with dressing room and en suite bathroom/wc | Two further double bedrooms, both with dressing rooms and access to a Jack 'n' Jill ensuite bathroom/wc | Fourth bedroom with shower room/wc | Study

Second Floor: Family entertaining room and cinema, with music area and fitted cocktail bar | Separate WC | Storage cupboards accommodating the central control units for the house

Externally, the main entrance to the property links into a lovely driveway, curving to the circular drive on the southern elevation of the house. There is a large stable block and livery with 15 stables to the main block and a further 5 stables in a separate building along with a tack room, dog grooming salon, kitchen, office, store room and a reception. The entire stable block has potential to be converted into 8 holiday cottages, with planning granted historically. There is also a manege and training arena.

The two bedroom holiday cottage has been constructed and finished to a high standard. There is the potential to construct a second holiday cottage.

Services: Mains electricity & water | Oil & propane gas heating | Private drainage | Tenure: Freehold | Council Tax Band: G | EPC Rating: C.





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FLOORPLANS

House internal area 4021 sq ft (374 sq m)
Cottage internal area 1,220sq ft(113 sq m)
Outbuildings internal area 3,657 sq ft (340 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.







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