



BROOMSHIELDS HOME FARM

Satley | County Durham



Broomshiels Home Farm & Estate

Satley | County Durham | DL13 4HW

A fabulous opportunity to acquire a very rare and impressive Home Farm set in its own private small estate of 69.438 acres.

Price Guide: Offers Over £1.25 Million

Durham 12.2 miles, Newcastle City Centre 19.6 miles, Newcastle International Airport 22.9 miles

- Stunning period stone built farmhouse with significant charm & tremendous views
- 4,509.5 sq ft of versatile family living in a beautiful rural setting
- Stone barn and walled garden, both with potential for development
- 69.438 acre estate with grazing land, woodland, pond, summerhouse, and triple garage
- Prime location near A68 with easy access to Corbridge, Durham, Newcastle, and airport

rare!
From Sanderson Young

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DESCRIPTION

A fabulous opportunity to acquire a very rare and impressive Home Farm set in its own private small estate of 69.438 acres just off the A68 and near to the charming village of Satley in County Durham.

This period, stone built farmhouse, which has been in the same family for many decades, has significant charm and character with traditional family accommodation over two floors including five bedrooms, three reception rooms and a homely kitchen as well as tremendous views over the grounds.

Nearby is a detached, two storey stone barn with great potential to be another home (subject to planning) as well as a stunning walled garden which also shows huge potential to be returned to its original splendour with a tennis court and beautiful planting. The walled garden also shows potential for the creation of additional housing possibilities.

The remainder of the estate has been let out to a local farmer and has grazing and pasture land with beautiful walks.

Broomshiels Home Farm is less than 30 minutes' drive from Corbridge, Hexham and the beautiful Tyne Valley and approximately a 45 minute drive into Tyneside, Newcastle and the International Airport for the region. There is also good road access to the A1(M) to the south and the beautiful City of Durham to the East

The area is known for its outstanding beauty and recreational pursuits at nearby Derwent Reservoir with pretty villages and country pubs/restaurants at Blanchland and Wolsingham.









The farmhouse itself offers versatile accommodation extending to 4509.5 sq ft, comprising of:

Ground Floor

Entrance vestibule | Ground floor shower room and separate WC | Reception hall through to rear hallway with access to the gardens and stairs to the first floor | Sitting room with dual aspect including a lovely bay with window seat, open fireplace with wood surround, and door to the conservatory | Dining room Traditional kitchen with beamed ceiling, a range of cabinets, appliances and an Aga | The kitchen leads through to the breakfast room which has French doors to the gardens | Large utility room with storage

First Floor

Principal bedroom with dual aspect including lovely bay window, and fitted wardrobes | Four further double bedrooms, three with fitted wardrobes and one currently utilised as a study | Family bathroom/WC | Second bathroom and separate WC

Externally

Broomshiels Home Farm is approached through impressive stone pillars and a long driveway leading to the house itself. The gardens enjoy stunning views over the surrounding countryside and include lawned areas, a large terrace, woodland, a pond with decked area and summerhouse, as well as mature shrubs and trees providing privacy. There is also a triple car garage and parking for many vehicles.

Services

Mains electric & water | Oil central heating | Private drainage
Council Tax Band: G | EPC Rating: E

This is a great opportunity to own a wonderful small country estate in such a magnificent rural setting. The land and buildings are to be sold jointly in two separate lots at a total guide price of Offers Over £1.25 Million.

All enquiries to Ashleigh Sundin at Sanderson Young Rare! on 0191 2233500



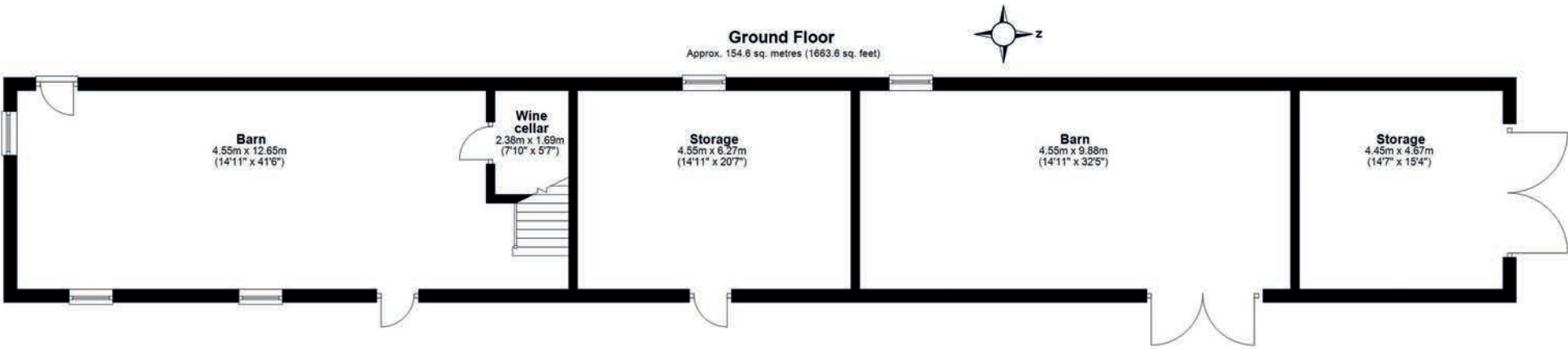
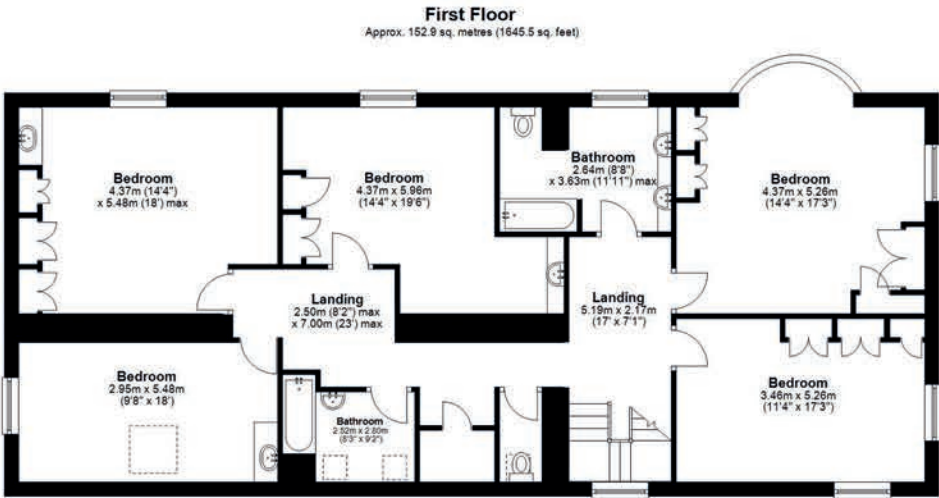
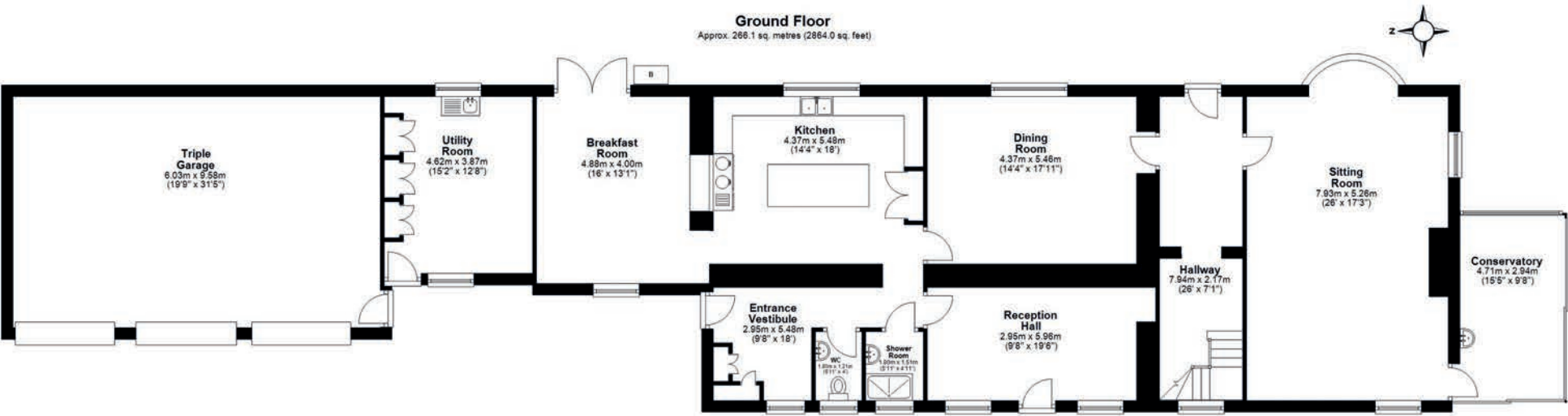


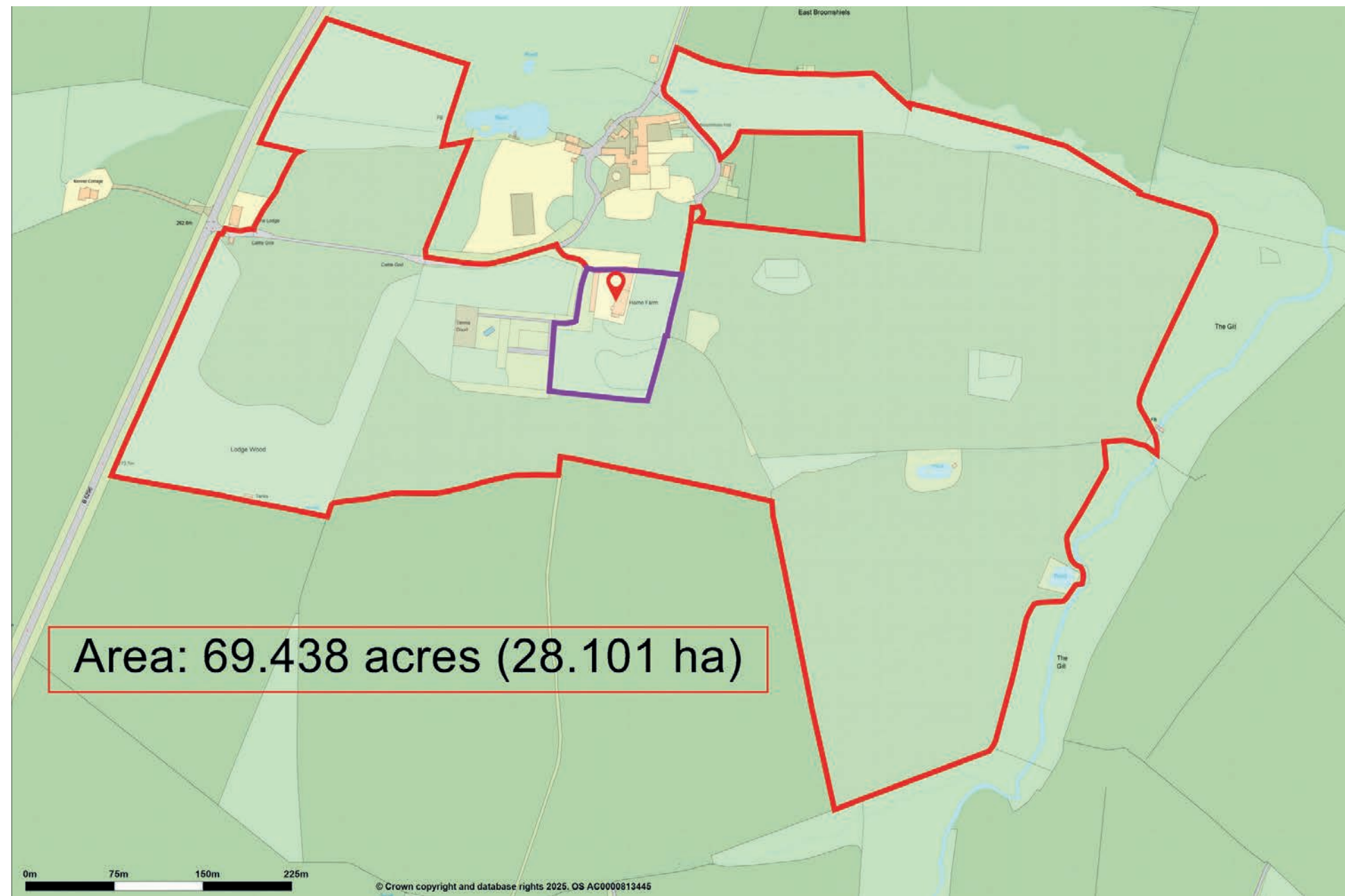
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