



Glendale

North Road, Haltwhistle







## Glendale, North Road, Haltwhistle, NE49 9ND

Set within approximately 8 acres of picturesque gardens, open land and woodland, this beautifully presented former farm steading features a lovely five bedroom detached family home, two fully self contained holiday cottages, and a detached swimming pool, located on the outskirts of the charming market town of Haltwhistle.

Haltwhistle is ideally located within the Tyne Valley offering local shops, cafes and restaurants, whilst being well served with transport links via the A69 to Hexham & Newcastle in the east and Carlisle to the west. There is also the nearby Hadrian's Wall and Vindolanda, as well as to the north the Kielder Forest Park for lovely walks and days out.

Glendale House, the principal residence, is an exceptional family home offering generous and versatile living accommodation. The ground floor boasts five elegant reception rooms, including a welcoming lounge, a music room, a bright conservatory/dining room, a sitting room and a private study. The fully fitted kitchen, complete with central island and integrated appliances, provides a perfect hub for family life and entertaining.

To the first floor, the property offers five well proportioned bedrooms, with two ensembles and a family bathroom.





Externally, the extensive grounds provide a truly idyllic setting, with formal lawned areas, woodland and open fields. A range of barns, stores and garages, along with ample parking, ensure excellent practicality. The detached swimming pool is currently operated as a standalone business, well supported by the local community and generating a gross annual income of around £65,000.

Within the grounds lie two impressive, fully self-contained annexes.

Glendale Cottage is a spacious three bedroom, three bathroom property with private garden, while Glendale Mews offers a charming one bedroom detached cottage, also with a private garden. Both enjoy strong occupancy levels of approximately 80% per annum, together producing an income in excess of £48,000 per annum.

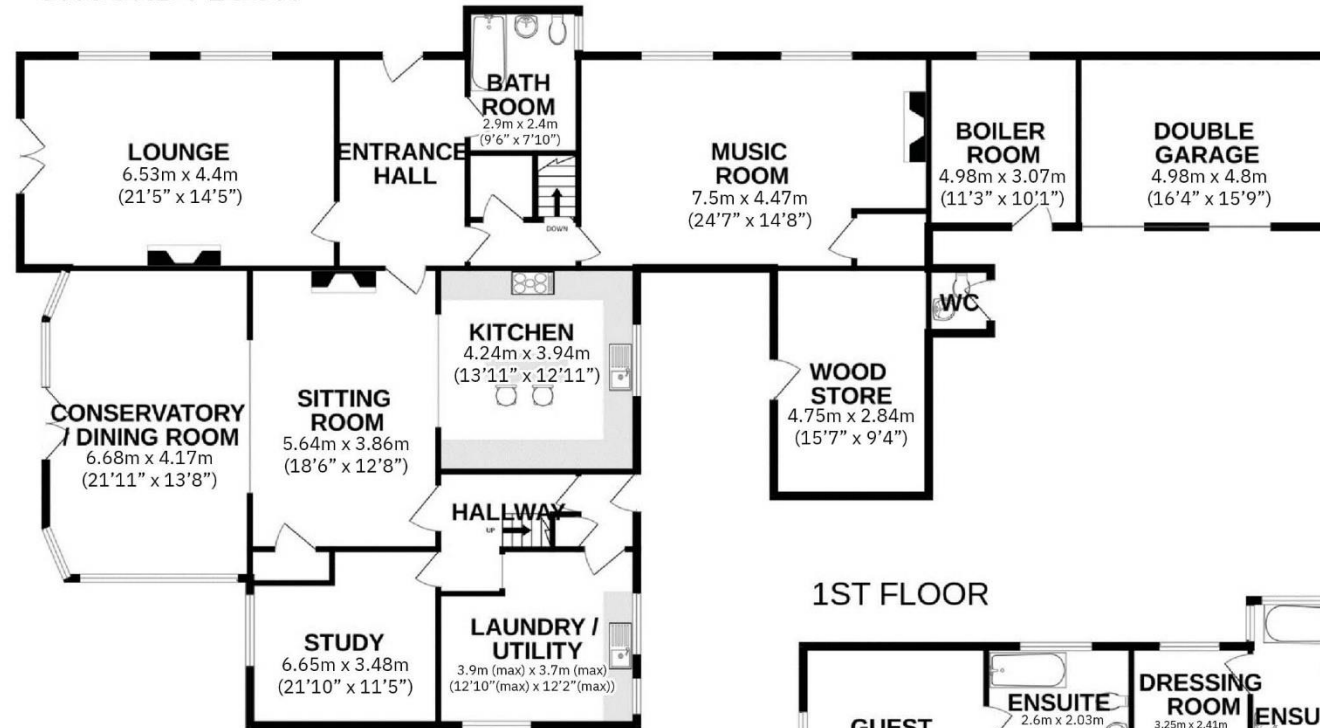
This exceptional property is offered for sale inclusive of the holiday cottages, contents and forward bookings, together with the transfer of the established website - providing a superb lifestyle and business opportunity, should anybody wish.

Services: Mains electric and water | Private drainage | Tenure: Freehold | Council Tax: Band H | Energy Performance Certificate: Main House - D, Glendale Cottage - E, Glendale Mews - E.

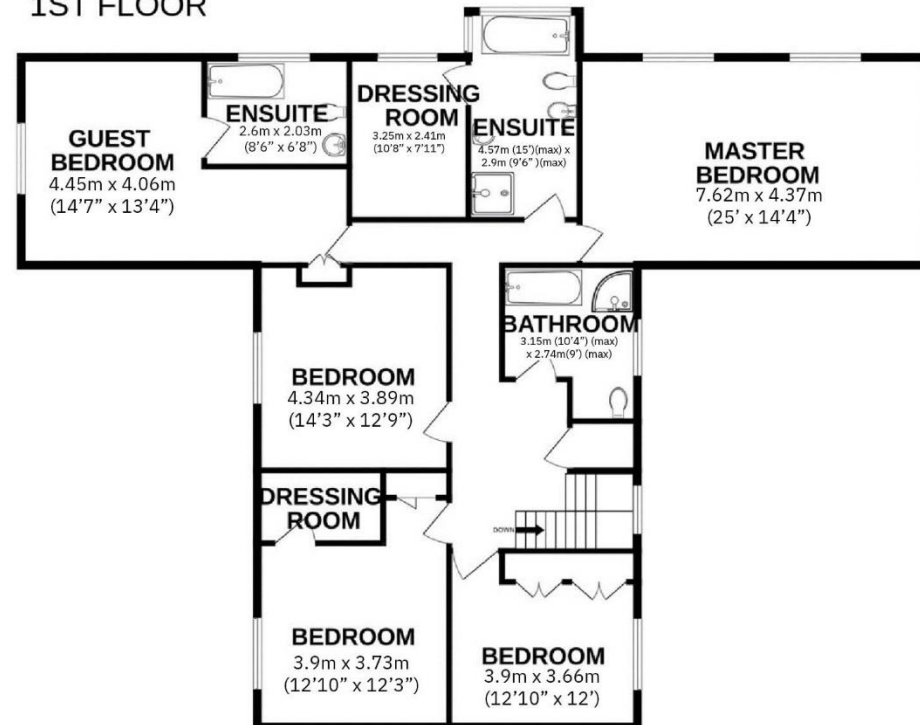
Price Guide: Guide Price £1,050,000



## GROUND FLOOR



## 1ST FLOOR

















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