

# BRUNTON

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## RESIDENTIAL



**THE BOTHY, DODLEY FARM, NE18**

Offers Over £535,000

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Beautiful Stone Built Barn Conversion Boasting a Delightful Countryside Position with Lounge, Kitchen/Diner, Four Bedrooms, Family Bathroom plus En-Suite, Wonderful South West Facing Lawned Gardens & Detached Double Garage with Study.

The Bothy, which is perfectly situated at Dodley Farm, forms part of an exclusive development of well-presented barn conversions that is located just 2 miles to the south of the desirable village of Stamfordham.

The village of Stamfordham is an extremely attractive Northumberland village which is perfectly situated to provide easy access for both the peaceful countryside and easy commuter access into Newcastle City Centre via the A69

The property is also placed adjacent to the Whittle Dene Reservoirs Nature Reserve and Watercourse, offering direct access to stunning open countryside and beautiful country walks.

There are a wealth of further outdoor activities that are located nearby, with the spectacular UNESCO World Heritage Site of Hadrian's Wall, both Wallington Hall and Kielder Water are also situated a short drive away and the property is also well-located for those who enjoy walking, cycling and horse riding.

Stamfordham itself, and the nearby village of Matfen, offer a range of local amenities including a village shop and tearoom, public house, doctors' surgery, cricket clubs and village halls, together with the award winning 5\* Matfen Hall with its golf courses, swimming pool and spa and highly regarded restaurant. Close House is also situated close by, offering easy access to one of the region's most outstanding golf courses, with a lovely restaurant and hotel.

The property is also positioned only a short walk from The Robin Hood Inn and the highly regarded Vallum Farm, with its Michelin Star winning Restaurant Pine, and to the south just 5 miles away, is the delightful village of Corbridge with its shops, cafes and restaurants.

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The internal accommodation comprises: Lovley central hallway with access to a ground floor guest WC, staircase leading to the first floor and solid wood flooring that continues throughout the ground floor. The generous lounge is located to the left-hand side of the hallway and enjoys bespoke fitted storage to the alcoves with a wood burning stove with door leading to the front terrace and gardens.

Across the hallway, a door leads into the attractive kitchen/dining room with dual aspect windows that include French doors which lead out onto the gardens. The kitchen provides a good amount of storage and workspace, with integrated appliances, a free-standing range cooker and a 'Belfast sink'.

The central island provides further workspace and storage as well as a breakfast bar. There is further space for a full dining table and chairs, which can be located to make the most of the light from the French doors.

The stairs then lead up to the first floor and give access onto a landing which in turn leads to four bedrooms, which are all presented to a good standard. All of the bedrooms feature original exposed wood ceiling beams and trusses that are a charming reminder of the history of the building.

The principal bedroom offers bespoke fitted wardrobes and plantation shutters with access to an en-suite shower room with a three-piece suite. The three remaining bedrooms are served by the family bathroom which again is presented to a good standard with roof-light.

Externally, the property enjoys generous lawned gardens which stretch away from the front elevation of the property and to the west. The gardens face predominantly south and west and capture the best of the sun throughout the day. A flagged sandstone footpath winds through the lawn to the paved patio and seating area. The lawns are easily maintained with fenced boundaries and a mature tree positioned to one corner.

The property benefits from a superb, detached double garage (which was installed by the current owners) which also houses a private home office/study. This space provides the perfect place to work from home whilst keeping home and work life separate and is accessed via dual electronic roller doors with a side door.

The garage space offers great flexibility and is currently laid out as a home gymnasium. In addition to the covered garage parking there is also ample visitors parking provided via a large, gravelled driveway. A good-sized log store is tucked behind the garage with further storage space provided.

### Approximate Local Mileages

Corbridge 5.2 miles | Hexham 9.7 miles | Newcastle City Centre 15.1 miles | Newcastle International Airport 11.2 miles

### Services

Mains electricity and water. Drainage to septic tank. LPG-fired central heating.



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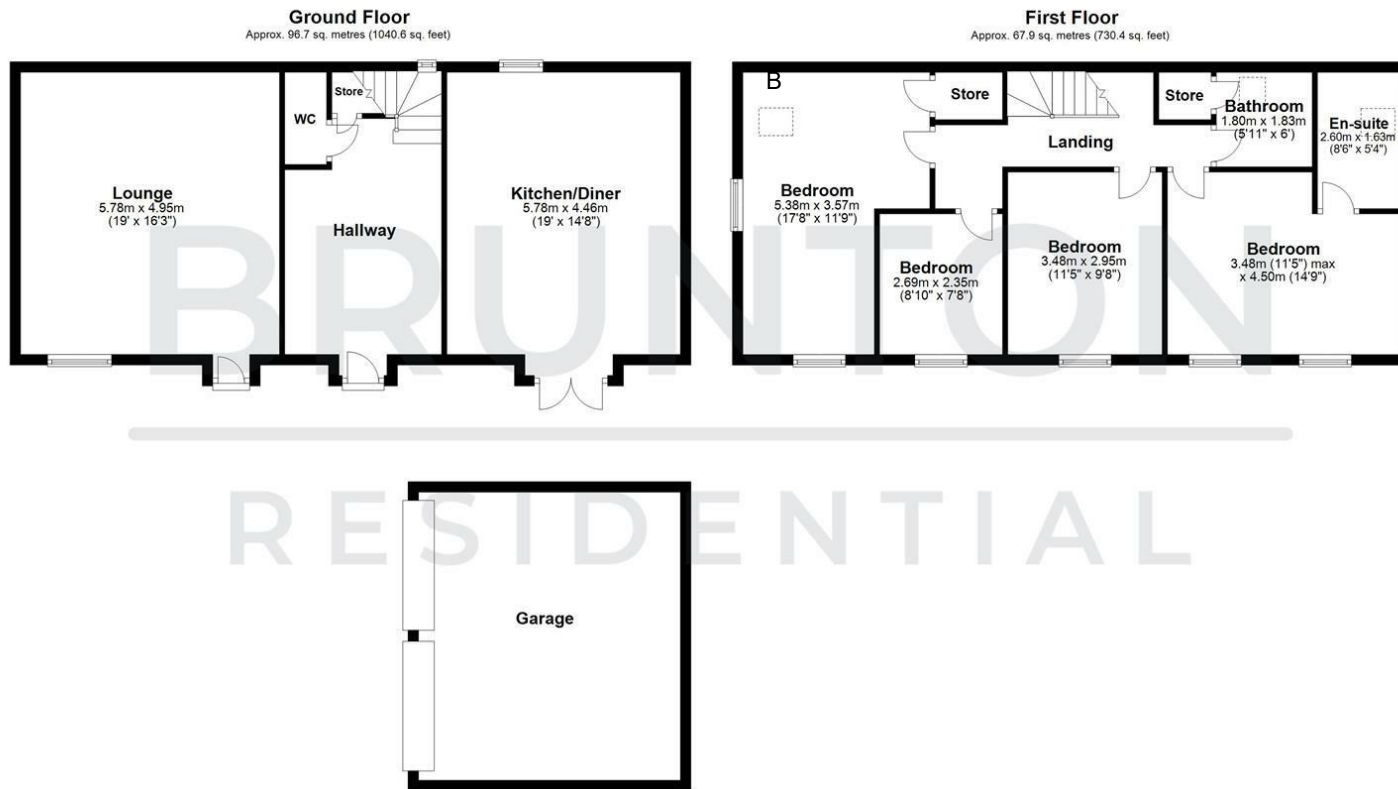
TENURE : Freehold

LOCAL AUTHORITY : Northumberland  
County C

COUNCIL TAX BAND : B

EPC RATING : E

SERVICES :



Total area: approx. 164.5 sq. metres (1770.9 sq. feet)

All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.

