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*****EQUESTRIAN PROPERTY ** FIELDHEAD, LONGHORSLEY, NE65**

Asking Price £950,000

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This charming, stone-built Northumbrian farmhouse with land, dating back to the early 1800s, offers a secluded countryside retreat with breathtaking open views of the surrounding landscape. Bamburgh House, located in the peaceful hamlet of Fieldhead, just outside the village of Longhorsley, combines rural tranquility with excellent accessibility. The historic market towns of Morpeth and Alnwick are within a 15-minute drive, while Newcastle's northern edge can be reached in under 30 minutes.

Set within just over 3.5 acres of private grounds, this impressive equestrian property is divided into three adjacent plots. The house is surrounded by beautifully maintained private gardens, including a charming cottage garden. Beyond the gardens, the equestrian facilities feature a fully serviced 6-stall stable block, a holding paddock, and approximately 3 acres of pasture, ideal for horses or other livestock.

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Bamburgh House seamlessly blends traditional charm with modern comfort, showcasing original features that radiate warmth and character. This rare, south-facing Northumbrian stone farmhouse, which was fully renovated in 2004, offers a spacious and impressive layout, perfect for those seeking an idyllic countryside lifestyle. Whether for family living or elegant entertaining, the generous reception rooms and versatile spaces make Bamburgh House the ideal home.

The side porch leads into a welcoming hallway, offering access to various ground-floor rooms. One of these is a well-appointed study with versatile built-in storage—currently functioning as a gym but adaptable to suit a range of needs.

The inviting sitting room, with its front-facing windows, is centred around a log-burning stove set within a characterful feature fireplace, creating a cosy and atmospheric space for relaxation.

Double doors open from the sitting room into a snug TV room, complete with handmade, bespoke built-in shelving and cupboards that offer style and practical storage. This room also benefits from front-facing views and leads seamlessly into the formal dining room. At the heart of the home, the dining room showcases an impressive stone inglenook fireplace with a log burner as its focal point. Dual-aspect windows flood the room with natural light, enhancing the bright and welcoming atmosphere.

The spacious kitchen, conveniently situated next to the dining room, features hand-painted wooden wall and floor units, granite work surfaces, integrated appliances, and a range cooker with a gas hob and electric oven. The kitchen's size allows for informal dining, making it a natural gathering spot for family and friends. The rear entrance provides practical access to the kitchen, utility room, and ground floor WC.

Upstairs, five generously sized bedrooms offer ample accommodation for larger families or guests. The principal bedroom is particularly expansive, with room for large furnishings. Two of the bedrooms include en-suite bathrooms, offering both privacy and convenience. The spacious landing adds to the sense of openness on the first floor. The family bathroom is fully tiled and luxuriously appointed with a pedestal hand basin, bidet, WC, and a freestanding roll-top bath, ensuring both comfort and indulgence.

The ground floor reception rooms and hallway are finished with elegant engineered oak flooring, adding a touch of rustic warmth, while the first floor is fully carpeted for added comfort. Bamburgh House is heated by oil and features a comprehensive security system, including CCTV, ensuring peace of mind.

Nestled within approximately 3.63 acres, the estate is a haven for nature lovers and equestrian enthusiasts alike. Professionally landscaped gardens and grazing paddocks create a picturesque backdrop, perfect for outdoor living. The separate cottage garden offers a tranquil escape, ideal for family gatherings or quiet moments of reflection.

Equestrian facilities are a standout feature, including a high-quality stable block built by Warwick Buildings, with four 12' x 12' loose boxes (three featuring pony doors) and two spacious 15' x 15' corner units, each equipped with talk grilles for horse communication. The stables have been recently refurbished with a new roof and are fully serviced with water and lighting powered by a generator.

Adjacent to the stable block is a 3-acre paddock, providing ample space for several horses, complemented by a smaller holding paddock for added convenience. The property also holds retrospective planning permission for a Manège, making it perfect for dedicated equestrians. With nearby bridleways and quiet country roads, the surrounding area offers excellent opportunities for hacking.

****Approximate Distances****

Longhorsley – 2 miles | Morpeth Train Station – 7 miles | Newcastle City Centre – 20 miles | Alnwick – 14 miles | Newcastle International Airport – 20 miles



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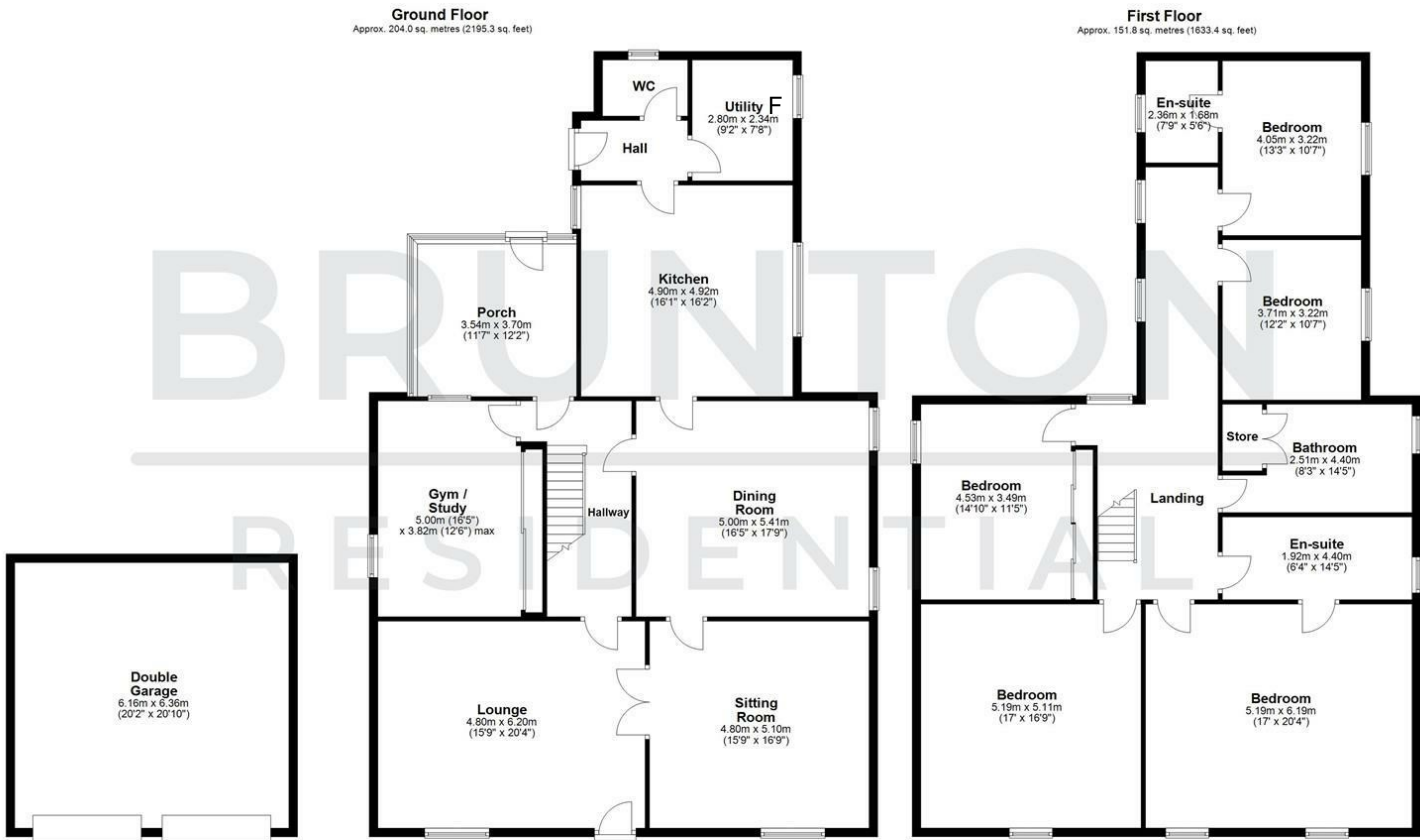
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland

COUNCIL TAX BAND : F

EPC RATING : C



Total area: approx. 355.7 sq. metres (3828.8 sq. feet)

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

