









# ABOUT

An exquisite small estate comprising of a stunning Principal House with well-maintained gardens, two cottages and approximately 14 acres all set within a most desirable and secluded location within the heart of the Tyne Valley of Northumberland.

Bog House is a beautiful home, originally converted from two barns, retaining many original features throughout including exposed beams. The versatile accommodation makes this a stunning family home with five bedrooms and four bathrooms along with a beautiful open plan kitchen/ living room, drawing room, dining room and stunning westerly facing garden room.

## PROPERTY FEATURES

### Bog House

Drawing Room | Dining Room | Kitchen / Living Room | Garden Room | Utility Room | Office | Downstairs WC | Plant Room

Principal Bedroom with En-Suite | Guest Bedroom with En-Suite Bathroom and Dressing Room | Two Further Double Bedroom with En-Suite Bathrooms | Single Bedroom

Extensive Gardens | Triple Garage | Greenhouse | Garden Shed | Courtyard

14 Acres of Permanent Pasture

### East Cottage

Sitting Room | Kitchen | Utility Room | Porch

Two Double Bedrooms | Family Bathroom | Garden

### West Cottage

Sitting Room | Kitchen | Utility Room | Porch

Master Bedroom with En-Suite Bathroom | Double Bedroom | Family Bathroom





















# Gardens

The front of Bog House is reached via a sweeping gravel drive which is bordered by lawn on either side and a delightful array of manicured trees and shrubs that set off the entrance to this wonderful small estate. The gardens extend to the side with flower beds, far reaching views, patio and a raised vegetable bed. There is a secluded south facing courtyard out from the kitchen.

There is a large triple garage with two electric roller shutter doors. There are two separate storage rooms with the garage.

To the south of East & West Cottage is a new timber framed greenhouse and a timber lawnmower shed.

# The Land

The land around Bog House extends to approximately 14 acres of permanent pasture grazing land which is split into 2 main fields in a ring fence around Bog House. There are two small woodland spinneys to the western boundary of the land. The land is currently grazed by the neighbouring farmer.





# East & West Cottage

## West Cottage

This is a charming cottage with a good-sized kitchen with integrated cooker, hob and a dishwasher. There is ample space for a kitchen table. The sitting room, with wood burning stove, enjoys southerly views over the garden and open countryside. There is also a utility room and rear porch. The cottage is currently vacant and has been used as a guest accommodation. There are two bedrooms and two bathrooms to the first floor.

## East Cottage

This cottage is currently let on an Assured Shorthold Tenancy (AST) which runs until 15<sup>th</sup> August 2025, thereafter it becomes a monthly periodic tenancy. East Cottage has a similar layout downstairs to West Cottage with a large kitchen and sitting room, utility room and porch, and on the first floor are two double bedrooms and a family bathroom.

The garden for East Cottage is to the front and side, which also provides parking, and is mainly laid to lawn.









# Location

Bog House is situated close to Matfen, which is a popular village within the heart of the Tyne Valley. There is a village shop with a café and Matfen Hall Hotel which offer an array of leisure facilities along with a championship golf course. Further afield is the desirable village of Corbridge which provides an array of facilities from this busy village.

There are excellent transport links close to Bog House with Corbridge (4 miles), Hexham (12 miles) and Newcastle International Airport (7.5 miles) along with easy access onto the A69 and A68.

# Services

**Bog House** | Council Tax Band G | EPC Rating D 58

Mains electricity | Mains Water | Private Drainage | Ground Source Heat Pump

**East Cottage** | Council Tax Band C | EPC Rating E 52

**West Cottage** | Council Tax Band C | EPC Rating E 49

Mains Electricity | Mains Water | Private Drainage | Oil-fired Central Heating





# Floorplans

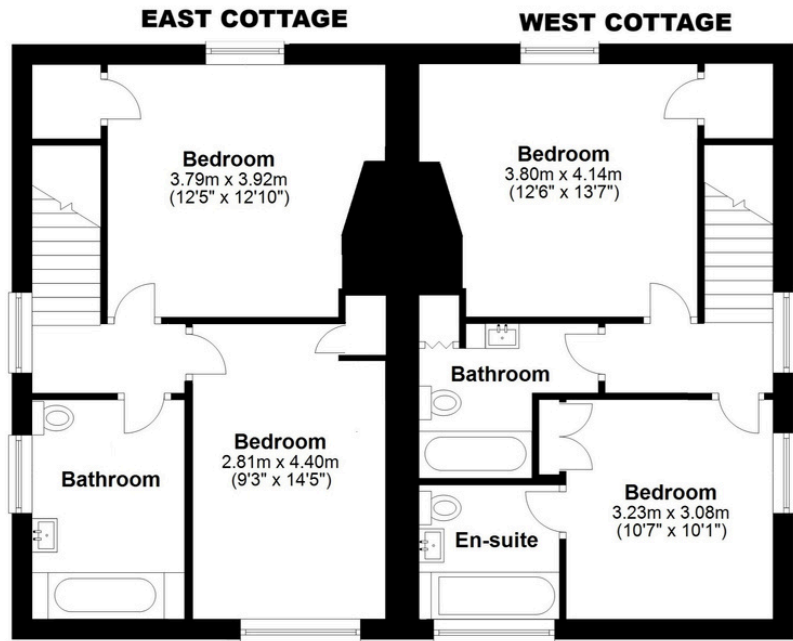
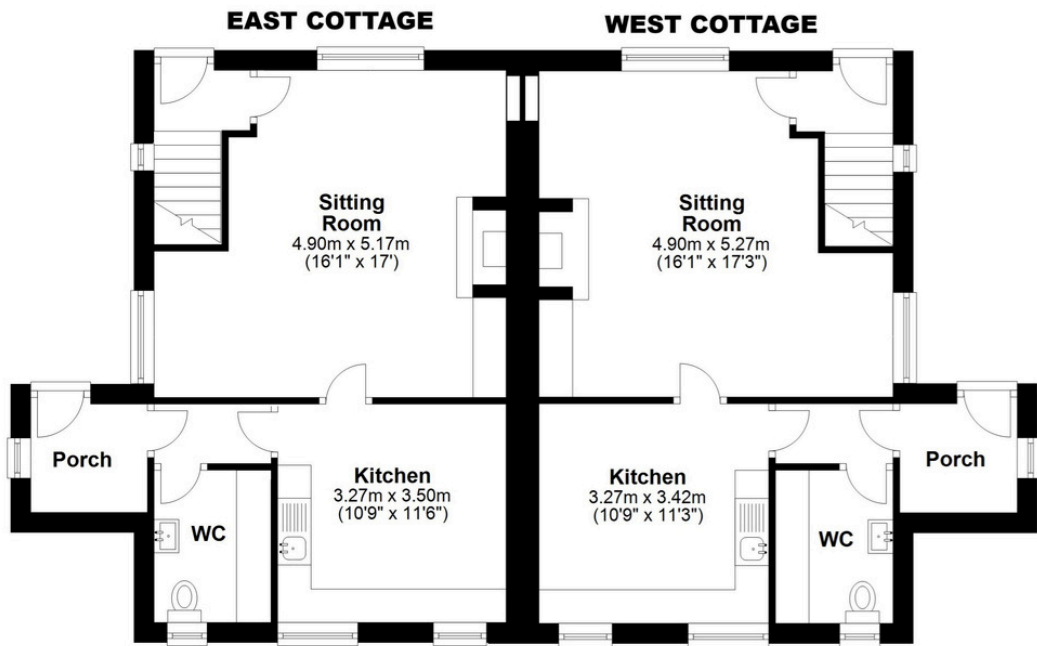
## Bog House, Matfen, Northumberland, NE20 0RF



Total area: approx. 430.8 sq. metres (4637.1 sq. feet)  
Not to scale. For identification only



# Floorplans



Total area: approx. (per cottage) 90.5 sq. metres (973.8 sq. feet)  
Not to scale. For guidance only





Bog House, Matfen, NE20 0RF












Property Address | Bog House, Matfen, Northumberland NE20 0RF

What3words///rainwater.fixtures.amazed

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