

# Andrew Coulson

*You'll feel more at home with us*



Broomshaw Hill Farm | Willia Road, Haltwhistle | NE49 9NP





Quietly tucked away at the end of a picturesque single track road alongside the tumbling Haltwhistle Burn, this is a substantial family home located in very pleasant rural surroundings close to the historic Hadrians Wall attraction and only a few minutes drive from the town of Haltwhistle with all its facilities and amenities. All rooms are well appointed and the en-suites are in first class condition. Externally there is a substantial range of outbuildings, including a workshop/store room, a pole barn suitable for covered parking for a caravan etc. A stable block with three separate stables, hay barns, land and substantial mature gardens. The total site area is 2 Acres or thereabouts. This is a rare gem of a property.

## Features:

- Substantial Family Home
- Four Bedrooms with En-Suite Facilities
- Total Site Area is 2 Acres or Thereabouts
- Five Bedrooms
- Gardens & Substantial Range of Outbuildings
- Current EPC Rating D



## The property:

Quietly tucked away at the end of a picturesque single track road alongside the tumbling Haltwhistle Burn, Broomshaw Hill Farm is a substantial family home located in very pleasant rural surroundings close to the historic Hadrians Wall attraction and only a few minutes drive from the town of Haltwhistle with all its facilities and amenities. The extensive accommodation comprises; entrance portico, a spacious reception hall, dining room, study, large living room and a substantial breakfasting kitchen. There is a separate utility room and cloakroom/shower room. Upstairs the landing provides access to the principal bedroom with full en-suite facilities, three further bedrooms, all with en-suite facilities and a fifth double bedroom. All rooms are well appointed and the en-suites are in first class condition. The accommodation enjoys full central heating, is double glazed throughout and is beautifully presented. Externally there is a substantial range of outbuildings, including a workshop/store room, a pole barn suitable for covered parking for a caravan etc. A stable block with three separate stables, hay barns, land and substantial mature gardens. The total site area is 2 Acres or thereabouts. This is a rare gem of a property, beautifully located and ideal for family use but it has in the past been a successful B & B business. Properties of this nature rarely come onto the market in the Haltwhistle area and we would strongly recommend an inspection in order to fully appreciate what is on offer.

## Briefly Comprising:

### GROUND FLOOR

#### ENTRANCE PORTICO

Solid front door to:

#### RECEPTION HALL 15' 9" x 16' 9" (4.80m x 5.10m max)

A spacious and welcoming hall with oak flooring throughout. Cornice ceiling and staircase to the first floor with large cupboard under, leading to a large arched window and stone sill. This area is large enough to use as a study/snug area.

#### DINING ROOM 18' 2" x 16' 5" (5.53m x 5.00m max)

A large window with seating under takes in the garden view. Brick display fireplace with hearth and electric point. Delft rack and cornice ceiling.

#### STUDY 8' 5" x 9' 9" (2.56m x 2.97m)

With built-in desk and wall mounted shelving unit. Cornice ceiling.

#### LIVING ROOM 25' 11" x 16' 0" (7.89m x 4.87m)

A spacious room with large picture window overlooking the gardens and land beyond. Glazed double doors lead out onto a substantial patio. Dressed stone fireplace and hearth incorporating a large wood-burning stove. Oak flooring throughout and double doors return to:

#### BREAKFASTING KITCHEN 14' 7" x 20' 1" (4.44m x 6.12m)

A substantial kitchen with ample fitted wall and floor units and matching island unit. Worktops incorporating a double sink unit with single drainer, mixer tap over and tiled splash backs. The Rangestyle cooker with double ovens and ceramic hob is included in the sale, set into a fireplace recess. Polished timber flooring throughout and very spacious breakfasting area. Integrated dishwasher and pleasant garden views through the feature deep stone window cills.

#### CLOAKROOM/SHOWER ROOM

Small wash hand basin, low level WC, separate shower, tiled splash backs and ceramic tiled flooring.

#### UTILITY ROOM 12' 2" x 5' 6" (3.71m x 1.68m max)

Fitted cupboards and worktop incorporating a stainless steel sink with single drainer and mixer tap over. Plumbing for washing machine and storage cupboard.

#### REAR HALLWAY

Arched window.

#### SMALL PORTICO





## FIRST FLOOR

### SPACIOUS LANDING

Measuring some 30' long, providing access to a large storage loft area. (In a clockwise direction:)

**DOUBLE BEDROOM FOUR** 12' 9" x 9' 4" (3.88m x 2.84m plus wardrobe recess)

Fitted wardrobe and shelving. Cornice ceiling.

### EN-SUITE SHOWER ROOM

Large walk-in shower unit, wash hand basin with cupboard under with matching display plinth, low level WC, splash boarding and chrome heated towel rail.

**DOUBLE BEDROOM FIVE** 14' 10" x 10' 1" (4.52m x 3.07m)

Two Velux roof lights. Range of built-in wardrobes with overhead lockers.

**DOUBLE BEDROOM THREE** 11' 11" x 10' 0" (3.63m x 3.05m)

Range of fitted wardrobes with overhead lockers and matching bedside cabinet. Fitted dressing table and cornice ceiling.

### EN-SUITE SHOWER ROOM

Double shower unit, pedestal wash hand basin, low level WC, tiled splash backs, cornice ceiling and shaver point.

## INNER LANDING

Range of built-in cupboards.

### SEPARATE WC

With small wash hand basin and low level WC.

**DOUBLE BEDROOM TWO** 15' 5" x 13' 0" (4.70m x 3.96m max)

An impressive room with open pitched ceiling and exposed beams. Feature stone wall and windows to two aspects with deep stone window cills, enjoying views over the front field.

### EN-SUITE SHOWER ROOM

Large quadrant shower unit, pedestal wash hand basin, low level WC, splash boarding and chrome heated towel rail.

**BEDROOM ONE** 22' 8" x 16' 3" (6.90m x 4.95m max)

A light and airy room with large picture windows to two elevations with pleasant views.

### EN-SUITE BATHROOM

Panelled bath, walk-in double shower unit and wash hand basin with cupboards under. Splash boarding, chrome heated towel rail and door to:

### SEPARATE WC

With low level WC.



## EXTERNALLY

### WORKSHOP/STORE ROOM 20' 9" x 8' 0" (6.32m x 2.44m)

With power and water connected.

### POLE BARN 28' 0" x 12' 4" (8.53m x 3.76m)

Suitable for covered car parking for caravan, recreational vehicle, horsebox etc.

### STABLE BLOCK 36' 0" x 12' 0" (10.96m x 3.65m approx)

With three separate stables, fully boarded and with kick boards. Concrete floors.

### HAY BARN 15' 0" x 12' 0" (4.57m x 3.65m approx)

### SECOND HAY BARN/STORAGE 36' 0" x 10' 0" (10.96m x 3.05m approx)

## GARDENS

Substantial and mature gardens to all sides comprising extensive lawned areas, variety of mature trees, fruit trees, bushes, shrubs and flower beds. Various patio areas, ample driveway parking to the front for several cars.

## LAND

There is a large field to the front, on a gradient enclosed by stone walling, making the total site area 2 Acres or thereabouts.

## SERVICES

Mains electricity and water are connected. Septic tank drainage and oil fired central heating to radiators also supplying the domestic hot water.

## TENURE

Freehold.

## NOTES

Any fitted carpets and blinds are included in the sale.

## REFERRAL FEES

In accordance with the Estate Agents' (Provision of Information) Regulations 1991 and the Consumer Protection from Unfair Trading Regulations 2008, we are obliged to inform you that this Company may offer the following services to sellers and purchasers from which we may earn a related referral fee from on completion, in particular the referral of: Conveyancing where typically we can receive an average fee of £100.00 incl of VAT. Surveying services we can typically receive an average fee of £90.00 incl VAT. Mortgages and related products our average share of a commission from a broker is typically an average fee of £120.00 incl VAT, however this amount can be proportionally clawed back by the lender should the mortgage and/or related product(s) be cancelled early. Removal Services we can typically receive an average fee of £60 incl of VAT.









## Ground Floor



## First Floor



Note : Plans are for Illustration purposes only and are not to scale.  
Plan produced using PlanUp.

# Energy Performance Certificate



**Broomshaw Hill Farm, HALTWHISTLE, NE49 9NP**

**Dwelling type:** Detached house  
**Date of assessment:** 21 March 2014  
**Date of certificate:** 21 March 2014

**Reference number:** 0320-2819-7670-9024-3801  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 282 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

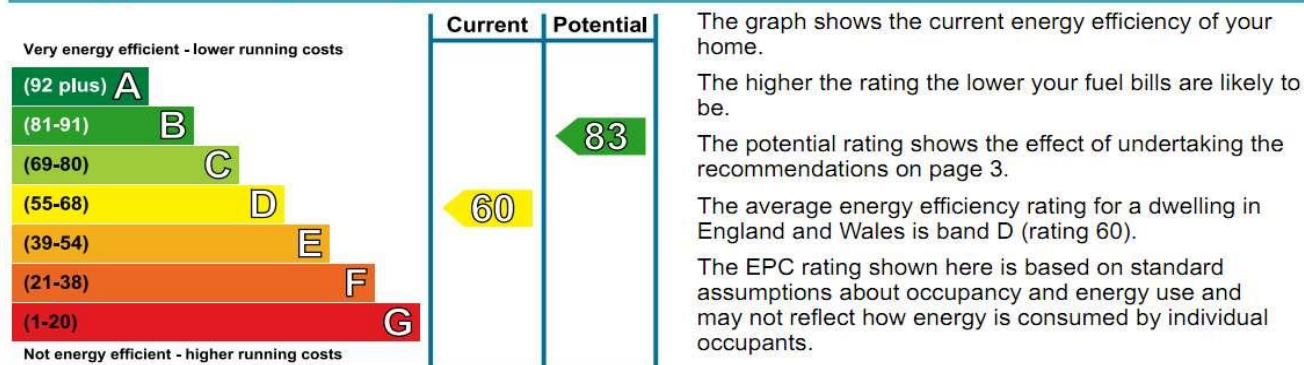
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 10,845</b>
<b>Over 3 years you could save</b>	<b>£ 4,830</b>

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 585 over 3 years	£ 312 over 3 years	
<b>Heating</b>	£ 9,348 over 3 years	£ 5,010 over 3 years	
<b>Hot Water</b>	£ 912 over 3 years	£ 693 over 3 years	
<b>Totals</b>	<b>£ 10,845</b>	<b>£ 6,015</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating



## Top actions you can take to save money and make your home more efficient

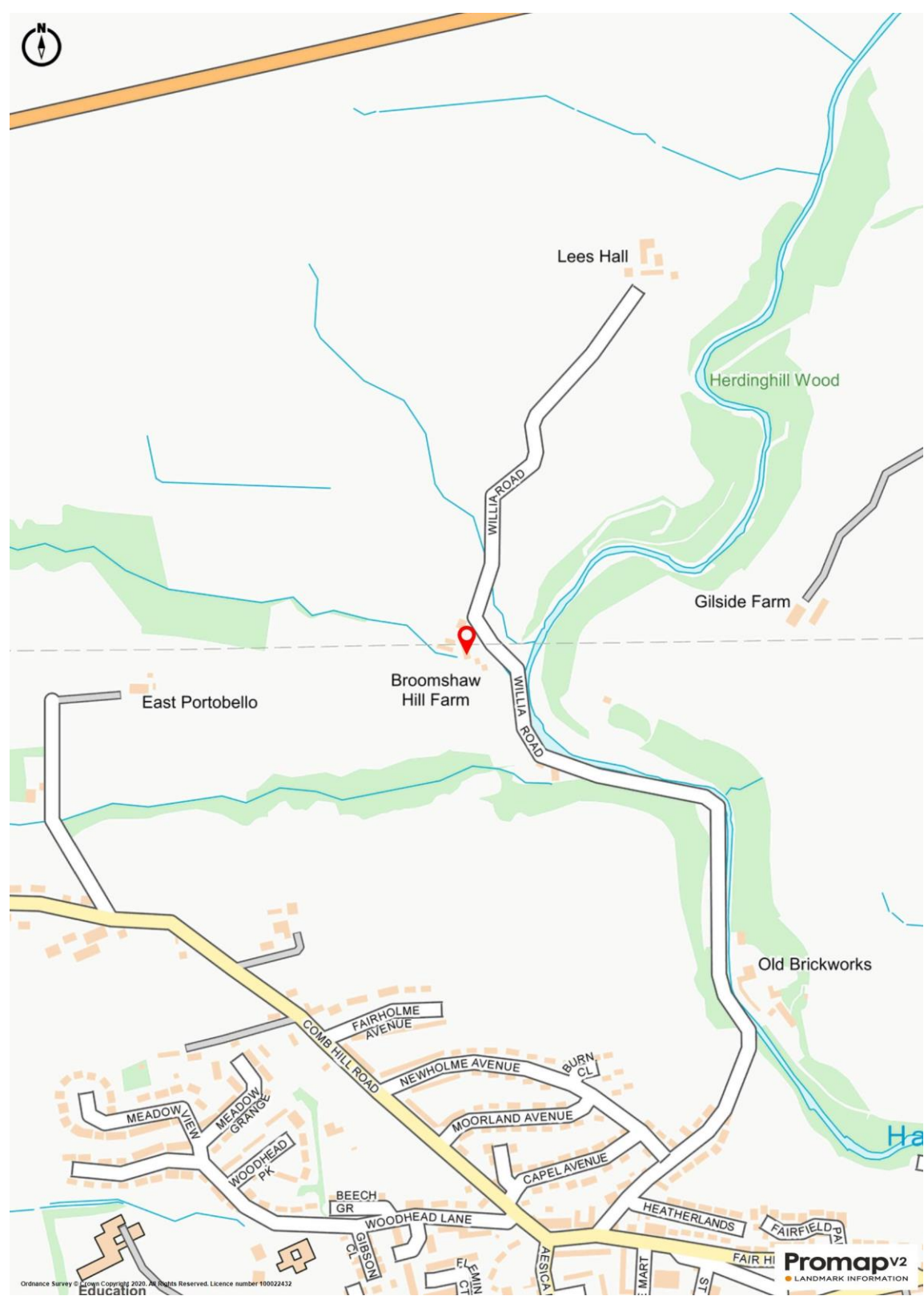
Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,809
2 Floor Insulation	£800 - £1,200	£ 822
3 Low energy lighting for all fixed outlets	£165	£ 180

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.



Location Plan:





## Meet the team



**Andrew Coulson FNAEA | Managing Director**

I am very much hands-on when it comes to the day-to-day running of the business. I carry out all our valuations, so I'll meet you in person and conduct a full marketing appraisal of your property. I am usually the person who carries out accompanied viewings, too. Ultimately, I'm here to ensure that every stage of your property sale goes smoothly and efficiently.



**Ailsa Mather CPEA, FNAEA | Director and Relocation Agent Manager**

I handle sales negotiations, and carry sales through from start to finish. I'm responsible for liaising with solicitors, surveyors and lenders, in order to see your sale through to completion as quickly and simply as possible. I'm in overall charge of our happy office on a day-to-day basis, and oversee the roles of the other staff.

Crucially, I also deal with enquiries outside office hours: if you have any queries at any point during the sales process, you can rest assured that I am always on the end of the phone to help, even if the office is closed.



**Claire Forster ANAEA | Senior Property Consultant**

I usually work at the reception desk, so I'll probably be the first person you meet when you come into the office. I deal with buyer and vendor enquiries, arrange viewings, provide viewer feedback, and help people define what it is they're really looking for in a property. I also support Ailsa in her day-to-day work around the office.



## Come Home to the Tyne Valley...



Imagine living and working in an area that has it all – stunning scenery, interesting towns and villages, heritage and culture, convenient transport links, excellent schools, the warmest of welcomes...

**The Tyne Valley has it all.**

## Landscape, History, Heritage

The Tyne Valley, nestled in the south of Northumberland, is home to some of the most beautiful scenery and some of the most fascinating history in the country, as well as part of one of the most famous walls in the world!

When the Romans ended their occupation of Britain in the 5th century, they left an indelible mark on the landscape in Northumberland, in the shape of Hadrian's famous wall. Not only is the route of the Wall popular with walkers, but there are a number of impressive archaeological sites and impressive museums that are well worth a visit.

The Tyne Valley is ideally placed for getting out and about and if you wish to venture further afield, the area affords easy access to the Lake District, the Scottish Borders, and the stunning, pristine beaches of the north Northumberland coast.



## Sport

The Tyne Valley is brimming with sports and leisure facilities. Hexham alone has a large sports centre, with a bright, modern swimming pool, athletics field, sports hall, gym and bowling alley. The town also boasts tennis and cricket clubs, a fine golf course - complete with excellent Club House - a renowned Race Course and just along the Valley, in Corbridge, there is an active rugby club.

Along the Valley, there is a wealth of opportunity for fishing, walking and horse riding.

Whether you're the active, sporty type, or just enjoy standing on the sidelines and cheering on your team, the Tyne Valley has something for you.







## Shopping

Whatever your shopping requirements, the Tyne Valley has the shop for you. Hexham has a good mix of High Street and independent shops, whilst Corbridge offers a more 'boutique' shopping experience, with a host of exciting, high quality independents.

Within easy reach are the cities of Newcastle and Carlisle, both of which have a range of shopping facilities, as well as the Metro Centre, a light, airy shopping centre, and one of the biggest in Europe.

Being a big agricultural centre, the area also has a number of regular Farmers' Markets and farm shops, offering a wonderful array of fresh, tempting local produce.



## Eating and Drinking

You'll never go hungry in the Tyne Valley. From multi-award winning restaurants, to the best in traditional English country pubs, there is plenty to whet your appetite. Fine Indian, Chinese and Italian restaurants are all within easy reach, each with its own special atmosphere and tempting menu.

Local country pubs flourish along the whole of the Valley, and many of them pride themselves on serving a wide selection of craft beers, many of them from local micro breweries.

Perhaps you just fancy a cup of tea and a slice of cake? Cafés and coffee shops are in abundance, from your favourite coffee chain to a wealth of charming independent tea shops, each with its own character and warm welcome.

## Leisure and Entertainment



Ask anyone who lives here, and they'll tell you that the Tyne Valley punches above its weight when it comes to cultural and entertainment facilities. Hexham's Queens Hall incorporates an atmospheric library, a range of excellent exhibition spaces and a theatre, and has a full calendar of art, music and theatrical events across the year. Residents of Hexham are also proud of the community-owned Forum Cinema, an art deco gem in the heart of the town. The cinema offers an impressive mix of blockbuster and art-house films, and regularly shows live feeds from the RSC, National Theatre and Royal Opera House. Further afield, a quick journey into Newcastle opens up a world of theatre and cinema, as well as a host of world-class museums and galleries. Carlisle prides itself on the Tullie House Museum and Art Gallery, which has a fascinating range of impressive exhibition spaces.

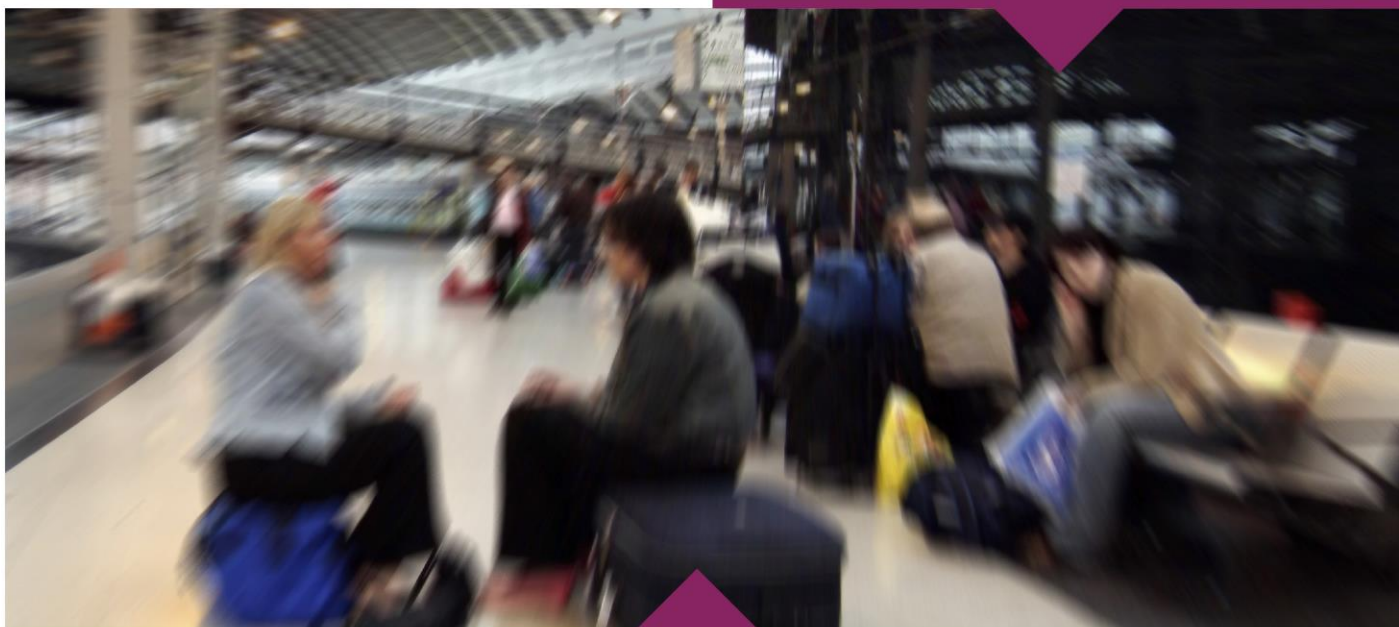


## Education...



If you have children of school age, you'll want to feel safe in the knowledge that they'll get the best of educations. The schools of the Tyne Valley enjoy an excellent reputation, both academically and for their pastoral care and extra-curricular activities. A mix of 2- and 3-tier systems operates within the state system across the region. In the private sector, there is a good choice of prep schools within the Tyne Valley, with Newcastle providing a number of high class senior schools with enviable reputations.

## Getting Around...



The Tyne Valley is well-served by road and rail. The A69 and the Tyne Valley railway line link Carlisle to the west with Newcastle to the east, and there are frequent bus and train services connecting the historic towns and pretty villages along the way. When you wish to travel further afield, it couldn't be easier. From Newcastle, you can hop on a train north to Scotland, or south to London, the midlands or the south west and with Newcastle International Airport only 30 minutes' drive from Hexham, the world really is on your doorstep.



## Think all Estate Agents are the same? Think again...

**At Andrew Coulson, we pride ourselves on being a bit different. We have just one office, on Fore Street in Hexham, and we don't just believe that small is beautiful – we know it works!**

All our staff live in Hexham or the Tyne Valley, and have a wealth of local knowledge to share with you. And they're all independently trained and assessed, guaranteeing the highest levels of professionalism and competence.

But those aren't the only reasons we're well-placed to help you with the sale of your property...

✓ Our office is in a prime retail location, with excellent footfall and passing trade;

✓ We have exclusive national connections, providing access to relocating buyers from around the country;

✓ We have an Associated London Office, exposing your home to potential buyers in the City.

✓ Bespoke Pre Sale Legal Pack which avoids delays and legal issues at critical selling stage.

**And we go that extra mile to market your property, with...**

✓ Gloss-laminated brochures, complete with great photography and detailed floor plans;

✓ Videoettes of all properties, creating more interest and activity;

✓ Touch Screen TV in our front window, providing an advert for your home twenty four hours a day, seven days a week;

✓ A comfortable Buyers' and Sellers' Lounge, giving you a relaxing environment in which to browse.

**The staff in our friendly office are more like members of a big, happy family, than a group of people simply doing their jobs. We're all proud of the warm, personal service we're able to offer – a level of service we believe is second to none.**

For us, good is never good enough: our aim is to exceed your expectations.

That's why we're confident when we say

*You'll feel more at home with us*







Relocation Agent Network members have been carefully selected because they can bring that personal touch to their professional service. Andrew Coulson has been handpicked to work together with other Relocation Agents to deliver trusted advice, whether buying or selling, in any area in the country and is completely free.



Andrew Coulson is a member of The National Association of Estate Agents, guaranteeing that vendors and purchasers are consulting an agent with the highest integrity, are highly experienced and whose staff are trained professionals who abide by a nationally recognised code of practice. Andrew Coulson is registered with HMRC to ensure compliance with money laundering regulations. All NAEA agents agree to comply with high professional standards demonstrating their dedication and commitment to exceptional standards within residential sales.



The Guilds training schemes ensure its handpicked members are provided with the highest level of industry knowledge. You can rest assured that the staff at Andrew Coulson will be well equipped to offer advice and deliver a service over and above what you expect. Andrew Coulson and each Guild member, is able to assist in the promotion of your property through syndicated websites and publications and refer your details to help you in the search of your next home.



Andrew Coulson is a member of The Property Ombudsman Scheme and thereby is able to offer a free, impartial and independent service for the solution of unresolved disputes between ourselves and consumers.

## Andrew Coulson

*You'll feel more at home with us*

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