



Low Limestone Brae,
Carrshield, Hexham, NE47 8AL

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Guide Price: £725,000

A smallholding with huge potential for diversification and further development, which includes a large Northumbrian Farmhouse, a cottage, a range of traditional buildings and circa 30 acres of grassland.

- Detached five bedroom farmhouse
- Ancillary detached two bedroom farm cottage.
- Mains/Spring water to all parcels
- Diversification Opportunities
- Extending in all to approximately 12.16 ha (30.04 acres)

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Hexham 01434 609000



Low Limestone Brae is property with a unique character, charm and a history which dates to circa 1547. Its prominent siting in the West Allen Valley and its nature suggests that in its formative years it was a bastle house. In modern times however it has all the component parts for an ideal smallholding.

The property comprises of a five bedrooomed traditional farmhouse, a two-bedroom cottage, a range of traditional buildings plus an additional more modern building. In addition, there are 11.94 hectares 29.51 acres of land, ensuring that all the prerequisites for an ideal small holding are in place.

The current owners successfully Lets the cottage as a holiday cottage, with the land utilised for upland grazing, hay meadows and amenity woodland. The buildings provide additional storage, leisure and workshop facilities but evidently hold significant development and further diversification potential.

THE FARMHOUSE

The farmhouse is built from traditional Northumbrian stone under a slate roof and as expected of a property of such age, is full of character and charm with traditional features



throughout; exposed beams and stone work and traditional wooden doors are a real feature of this unique and wonderfully quirky property.

On the ground floor, the property comprises of a fully fitted kitchen, which includes all of the modern necessities such as an electric range cooker, plumbing for a washing machine, a sink with draining unit and both wall and floor units. In addition, there is a unique inglenook with stone lintels, which has been enclosed with glass to create additional storage space. From the kitchen, there is access to a recently added "sun room", this additional space adds greatly to the property and is currently used as a dining room and also provides access to the garden and the rear of the property.

The property benefits from a large sitting room, which in keeping with the house is traditional in nature, with a large inglenook which is framed by stone lintels and houses a large multi fuel stove. The sitting room is accessible via the sun room and also from the main hallway, which in turn also provides access to the kitchen and first floor.

From the sitting room there is also access to a rear hallway which provides secondary access via a stone flagged



staircase to the first floor. In addition, it provides access to an additional ground floor bedroom, which would make an ideal snug or office. It is full of charm with a large traditional beam and a low-level window.

On the first floor there are four double bedrooms, an office, and a fully fitted bathroom and separate WC.

THE COTTAGE

The cottage is attached to the main farmhouse and benefits from its own access as well as being accessible from the house itself. Currently used as a successful holiday let and famed for its peaceful and tranquil location; the cottage has two bedrooms and bathroom on the first floor, whilst on the ground floor there is a kitchen, a sitting room with an open fire and a large entrance hall/utility room.

Depending on the preferences of the buyer, the cottage's location to and accessibility from the main house does lend itself to encompassing it within the main dwelling. The nature of the ground floor in the cottage and the potential for stunning views, suggests that it could make a fantastic open plan and modern kitchen/dining area.



Despite the traditional nature of the property, the house and cottage benefit from double glazed UPVC windows throughout.

SERVICES

The property is serviced by mains electric, private water (with a UV filtration system in situ) and private drainage.

The house is centrally heated via a back boiler system with the cottage heated via electric night storage heaters.

There is a 6kw solar system with 24 panels on one of the outbuildings, these generate electricity which is sold to the grid via feed in tariff, with an income received as a result. In addition, there is a control system which utilises surplus generated electricity to heat the water

The property benefits from superfast fibre optic broadband via the B4RN project.

EXTERNALLY

The property benefits from a large lawned garden which is enclosed within a traditional dry-stone wall. The garden is south/west facing and accordingly captures the majority of the days sun and furthermore it benefits from an elevated

position within the valley ensuring stunning views across the surrounding countryside.

There is ample parking at the property both to the rear of the house and potentially to the front within an additional area of hardstanding.

THE BUILDINGS

The property benefits from a large array of traditional stone buildings all of which are in good condition and under traditional stone slate roofs. The buildings are currently used for storage facilities, whilst they also house a workshop and an informal gym. Aside from their current use, their condition and nature suggest that they do also hold significant potential in terms of development.

In the main the majority of the buildings are attached to the farmhouse, suggesting that the house could be readily extended into them, to create additional living and entertaining space. They also offer the potential for the creation of a separate dwelling and/or further holiday Lets. Of particular note there is a standalone traditional building to the rear of the property, its separate nature suggests it would make an ideal holiday Let or annex, whereby accommodation could be provided without it being intrusive to the main dwelling.

Any development of the traditional buildings would require the necessary consents.

In addition to the traditional buildings there are three more modern buildings, two of which are timber framed under tin sheet roofs, with one being utilised as a garage with the other being used to house the generator for the Solar PV panels which are on its roof. The third building is directly accessible both from the main steading area and the land, it is well sized and has block-built walls, with tin sheet sides and roof. It has a concrete floor and would traditionally have been used for animal housing and feedstocks. Its nature and accessibility suggest it could be again, however it is also of sufficient size to provide stabling opportunities for horses.

THE LAND

The land totals approximately 29.51 acres of which all, except for 1.01 acres of woodland, is permanent pasture and classified as per the Agricultural Land Classifications as being Grade 4. There is a large (9.39 acre) upland hay meadow which lies directly in front of the house and provides an ever-changing canvass of colour as the summer flowers emerge. In addition to this flora, the property as whole benefits from significant amenity value with numerous upland birds, with the call of the curlew often being the only disturbance to an otherwise perfectly tranquil valley.



Cottage

Cottage

Despite being situated in such a rural and stunning area, the property is still accessible, with the town of Allendale being only 7.7 miles to the north east. Allendale has an excellent primary school, a doctor's surgery, an excellent independent co-op, a pharmacist, a post office and a range of other shops, tearooms, and numerous pubs. The towns of Alston and Hexham lie 10 and 18 miles to the west and east respectively, both of which provide additional and more numerous services, schools and shops, with Hexham hosting several national supermarkets and other such facilities and amenities expected from a regions major market town. Further facilities and schooling are available at Haydon Bridge which lies 13 miles to the north of the property.

The property is directly accessed via a minor public road. This road adjoins both the A686 and the A689, being the main roads to Hexham/Haydon Bridge and Alston respectively.

GENERAL REMARKS & STIPULATIONS

METHOD OF SALE

The Property is offered for sale initially by Private Treaty. All interested parties should register their interest with us to be kept informed as to how the sale will be concluded. Please direct expressions of interest to Harry Morshead MRICS.



BASIC PAYMENT SCHEME

The land is eligible to receive the basic payment. The claim for the current scheme year has been made and the monies received will be retained in full by the claimant.

The buyer(s) will give an undertaking not to breach the scheme rules from the date of completion to the end of the scheme year (31/12/23) and indemnify the claimant if any breaches occur

ENVIRONMENTAL SCHEMES

The land is currently subject to an Entry Level plus Higher Level Stewardship Scheme, with an annual payment of approximately £1,630 received. The claim for this year's monies has been made and the vendor will retain these in full. The buyer(s) will give an undertaking not to breach the scheme rules from the date of completion to the end of the scheme year (31/12/23) and indemnify the claimant if any breaches occur.

On completion YRPS will transfer or terminate the scheme depending on the preference of the buyer. YRPS fees of £300 plus VAT will be paid by the purchaser for carrying out these actions.



The nature of the land with its potential in so far as Natural Capital and Biodiversity suggests that schemes be they current or future with Natural England or a third party, could be attractive and depending on preference may provide an income stream worth exploring.

AREAS

The areas and measurements stated have been assessed in accordance with OS data and digital mapping. Interested parties should though satisfy themselves in this regard.

MINERAL AND SPORTING RIGHTS

The Sporting and Mineral rights are included in the sale, only in so far as they are owned.

EASEMENTS, WAYLEAVES AND THIRD PARTY RIGHTS

The land is sold subject to and with the benefit of all rights of way, water, drainage, water courses, light, and other easements, quasi or reputed easements and rights of adjoining owners (if any) affecting the same and all matters registerable by any competent authority pursuant to statute.

There is a public footpath and a byway which cross the property.



ANTI MONEY LAUNDERING REGULATIONS

The purchaser will be required to provide proof of identification to comply with Money Laundering Regulations in the form of a copy of the Purchasers' passport, together with a copy of the Purchasers' driving license or a recent utility bill as proof of residence

COUNCIL TAX BAND

Low Limestone Brae Farmhouse is assessed as Band C.
The cottage is subject to Business Rates, with no charges made as it is eligible for Business Rates Relief.

EPC RATING

Low Limestone Brae Farmhouse has an EPC rating of D

LOCAL AUTHORITY

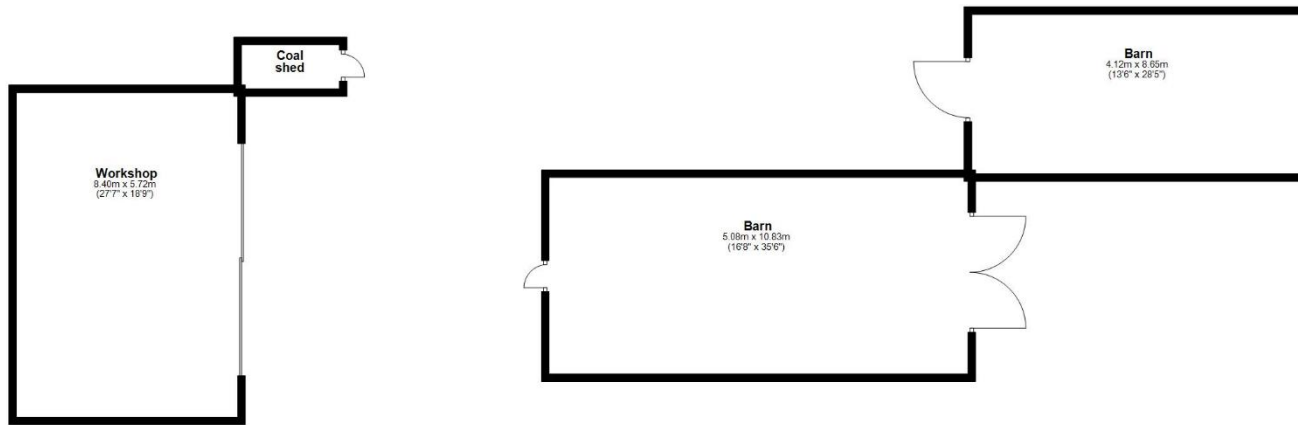
Northumberland County Council. Any enquiries regarding planning or statutory matters should be directed to the Local Authority.

VIEWINGS

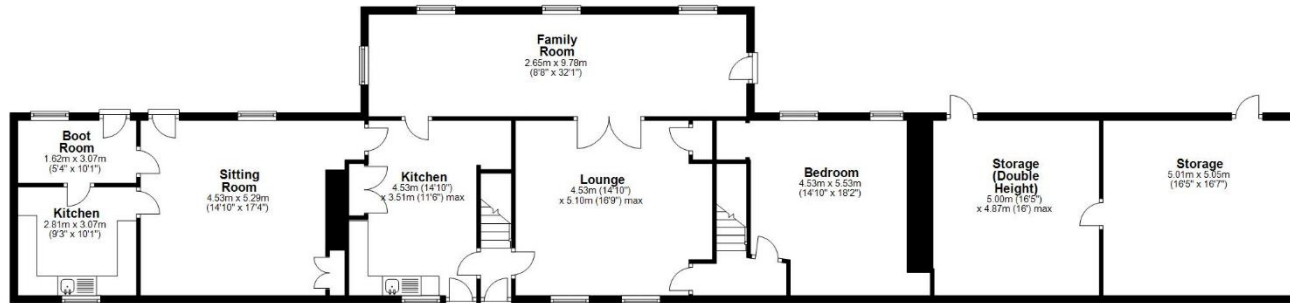
Viewings should not be unaccompanied and are by prior appointment only.
Arrangements can be made by contacting YoungsRPS, Hexham on 01434 609000 or harry.morshead@youngsrps.com / katie.proctor@youngsrps.com
Particulars Prepared: July 2023

Field Reference	Area (ha)	Area (acres)
1	2.47	6.10
2	0.87	2.15
3	3.8	9.39
4	0.41	1.01
5	2.84	7.02
6	0.07	0.17
7	0.74	1.83
8	0.74	1.83
Total	11.94	29.51

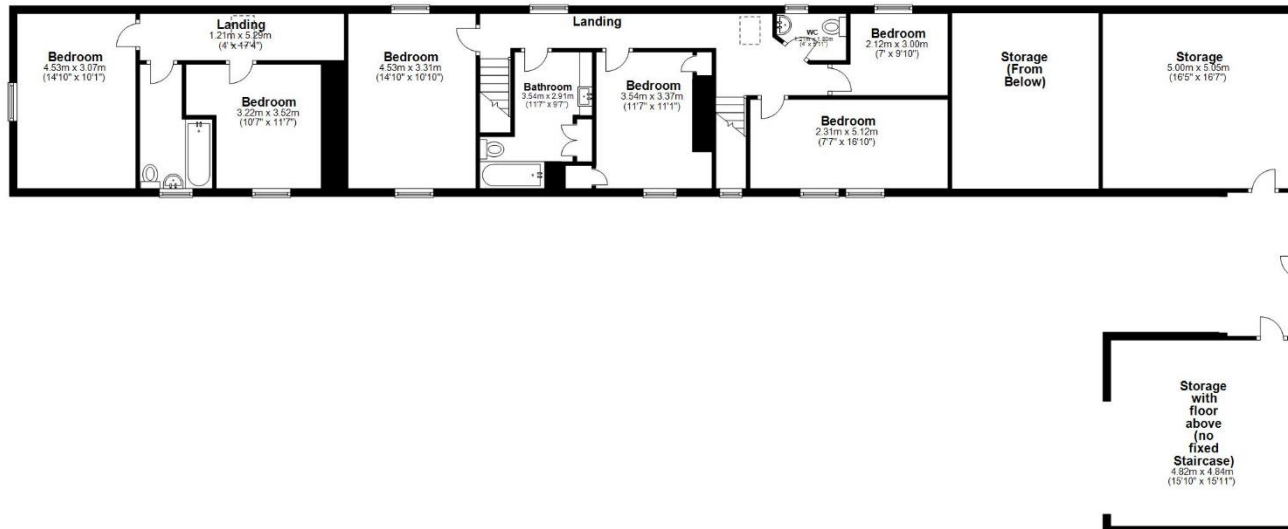




Ground Floor
Approx. 177.9 sq. metres (1614.4 sq. feet)



First Floor
Approx. 173.4 sq. metres (1866.5 sq. feet)



Total area: approx. 492.8 sq. metres (5305.0 sq. feet)

Floor Area includes all Outbuildings.
Plan produced using PlanUp.

Low Limestone Brae, Carrshield



IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



R201

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