



**Town Head Farm**  
Slaley, Hexham, NE47 0AD

youngsRPS 

# Town Head Farm

## Slaley

### Hexham

#### NE47 0AD

A delightful 4 bedroom detached farmhouse on the outskirts of the highly sought-after village of Slaley. Offering exquisite accommodation set in 2.29 acres of grounds that includes a 2.1 acre paddock, with mature formal gardens that enjoy stunning views across the valley.

- Detached Farmhouse
- 4 bedrooms
- Feature fireplace
- Village location
- Double garage
- Character features throughout
- 2.29 acres
- Energy efficiency rating D

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Youngs Hexham 01434 608980





### DESCRIPTION

The formal entrance to the front of the property has a porch that leads through to the central hallway with staircase to the first floor landing, which splits the two main traditional reception rooms of the property with the kitchen diner set to one end of the property. The kitchen diner enjoys a triple aspect creating a bright family room. At the centre is a gas fired 3 door Aga which is the focal point to this room. The traditional farmhouse style kitchen has wall and base cabinets set underneath quartz surfaces, with integrated Belfast sink and drainer, dishwasher and fridge. The rear entrance vestibule connects the kitchen and utility room / ground floor shower room that comprises of; a shower cubicle, WC, base units with Belfast sink and drainer, with quartz surface, plumbing for a washing machine and space for a tumble dryer. The Dining room is the second traditional formal reception room which is central to the ground floor living areas. The Dining room enjoys stunning open views to the front and an inglenook fireplace with inset wood burner. Through from the dining room is the sitting room where there is a spiral staircase to the office / master dressing room. The sitting room again has a beautiful feature fireplace and a door that opens into the conservatory on the front of this room that enjoys the best of the garden setting and spectacular views. To the rear of the sitting room is a final reception room / 4th bedroom if required that has a connected doors to the ground floor shower room.



The first floor landing offers access to the 3 main bedrooms, with the principal bedroom set to the front of the property. It enjoys a lovely feature fireplace as well as a private ensuite shower room and direct access into the office / dressing room area which is separately accessed via the spiral staircase. The dressing room has fitted wardrobes and built in dressers, whilst the en suite is a three pieces suite comprising; Shower cubicle, WC and a wash hand basin. The second and third bedrooms are both spacious rooms with the second being an open and bright double bedroom, whilst the third is a better sized single or smaller double.

Townhead Farm enjoys a sublime setting on the crest of the valley with stunning views to the south over the valley below. The property is approached down a mature woodland driveway to the side of the property that opens onto the gravelled parking area that can easily accommodate several vehicles in front of the detached double garage. The front gardens have been split with a lower lawn area over looking the paddock to the south with a formal floral garden with matures shrubs and beds set around a central lawn area. The back garden is a modest utility area that is mainly gravelled with a paved pathway connecting the double garage to the rear door.

The 2.1 acre grazing paddock to the south of the property is in excellent condition with well maintained drystone. The field has separate road access as well as an internal gate leading in from the woodland driveway.

### LOCATION

Situated on the outskirts of Slaley, the property is located near to the primary school within the village and the village run shop. A full range of retail and leisure facilities as well as major supermarkets and professional services are available in the market town of Hexham about 6 miles away. Hexham train station offers additional public transport links. For the commuter, rail services run west to Carlisle and east to Newcastle Upon Tyne which are regularly available in addition to the excellent road networks via the A68 and A69 dual carriageway.

### SERVICES

Mains water, gas, electricity and drainage are connected.

### CHARGES

Northumberland County Council tax band G

### WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

### VIEWINGS

Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 608980.

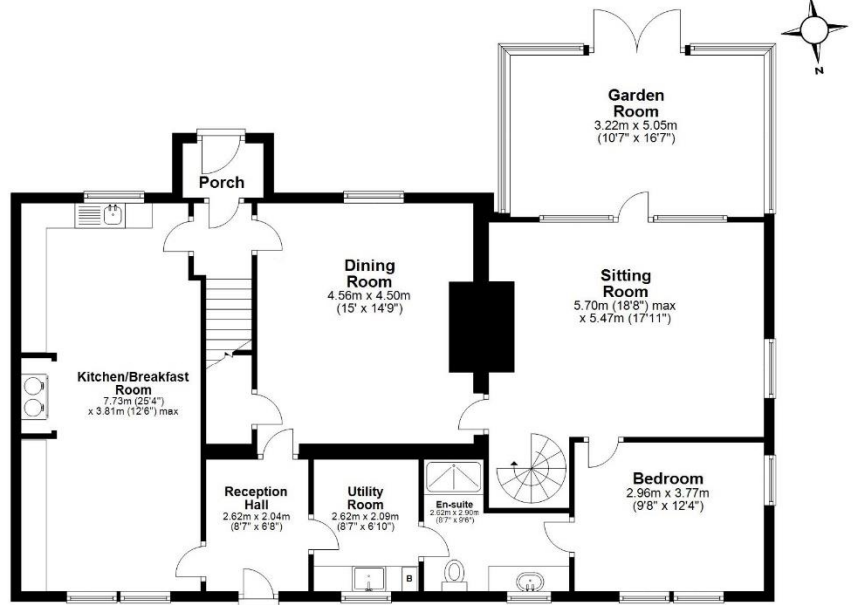
### FREE MARKET APPRAISAL

We would be pleased to provide professional, unbiased advice on the current value and marketing of your existing home.

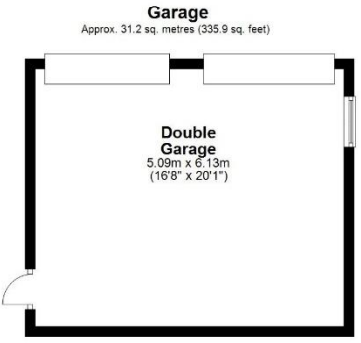
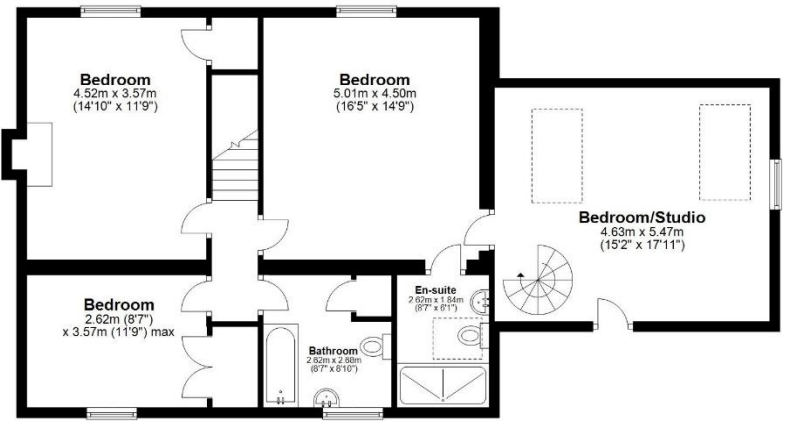




**Ground Floor**  
Approx. 132.5 sq. metres (1426.5 sq. feet)



**First Floor**  
Approx. 97.1 sq. metres (1045.5 sq. feet)



Total area: approx. 260.9 sq. metres (2807.8 sq. feet)

Area includes Garage  
Plan produced using PlanUp.

**Town Head Farm, Slaley, -**



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**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.

**NORTHALLERTON**  
General: 01609 773004  
Land Agency: 01609 781234  
[northallerton@youngsrps.com](mailto:northallerton@youngsrps.com)

**EDGEFIELD**  
General: 01740 617377  
Land Agency: 01740 622100  
[sedgefield@youngsrps.com](mailto:sedgefield@youngsrps.com)

**NEWCASTLE**  
General: 0191 261 0300  
[newcastle@youngsrps.com](mailto:newcastle@youngsrps.com)

**HEXHAM**  
General: 01434 608980  
Land Agency: 01434 609000  
[hexham@youngsrps.com](mailto:hexham@youngsrps.com)

**DUMFRIES**  
General: 01387 402277  
[dumfries@youngsrps.com](mailto:dumfries@youngsrps.com)