



East Stobby Lea

Steel, Hexham, Northumberland, NE47 0JF

youngsRPS 

**East Stobby Lea
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Steel
Hexham
Northumberland
NE47 0JF**

Guide Price £495,000

An opportunity to acquire a compact and unique rural property brimming with potential. Including a three-bedroom farmhouse, an adjacent range of traditional farm buildings and approximately 3 acres of land, all of which are located in the highly desirable "Hexhamshire".

- Traditional Farmhouse
- Buildings with Development Potential
- Accessible and Convenient Location
- Small Holding

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Hexham Office 01434 609000



LOCATION

East Stobby Lea is located 4.2 miles to the south of Whitley Chapel and is directly accessible via an unmade and part shared road from the public highway. The major town of Hexham lies approximately 9 miles to the north with Slaley being approximately 7 miles to the north east.

The property is located in the desirable Hexhamshire, famed for its quaint nature yet immediately accessible to Hexham and the wider world beyond cementing its popularity.

Whitley Chapel is the centre of the "shire" community and has vibrant community feel, with an active village hall and a popular first school. Nearby Slaley has a pub, a village shop with the world renown Slaley Hall hotel and leisure complex close by.

Hexham is the major market town of the area and boasts a plethora of shops both national and local and includes numerous supermarkets. The town benefits from an outstanding high school and in addition has excellent schooling for all ages. Further benefits include a range of professional and leisure facilities and a modern hospital.

For the commuter the A69 and A1 provide links with the major commercial centres of the North, with Newcastle lying approximately 29 miles to east. East and West Coast railway services run from Hexham, whilst Newcastle benefits from a

main line train station and a highly accessible international airport.

DESCRIPTION

East Stobby Lea represents a unique opportunity to acquire a three-bedroom farmhouse, an adjacent range of traditional farm buildings and approximately 3 acres of land. The property is located in the highly desirable "Hexhamshire" and benefits from expansive and panoramic views over the surrounding area and moorlands beyond.

As it stands at present the property is part of a larger farming enterprise, however its sale represents a gem of an opportunity to acquire a property brimming with potential. The inclusion of the adjacent and attached traditional farm buildings offers huge scope for development, subject to obtaining the necessary consents.

There is the obvious possibility of extending the current dwelling.

Alternatively, such is their size, there is also the scope to develop them in part and utilise the rest for stabling and/or storage. The inclusion of approximately three acres of grassland ensures that any such use, would be well served by the availability of grazing land, whilst there is a public bridleway which runs adjacent to the property ensuring that more expansive riding is immediately available.

A property with such untapped potential and scope for development rarely comes up in the locality.

East Stobby Lea farmhouse is built from traditional Northumbrian stone and is under a half stone (re-roofed in 2020) and half slate roof. The property is currently vacant; it is however habitable albeit it would benefit from a degree of modernisation.

At present and on the ground floor the farmhouse benefits from a fitted kitchen with wooden wall and floor units, and includes space for an electric cooker, a dishwasher and a washing machine whilst also having a single stainless steel sink and mixer tap within the units. The kitchen is of sufficient size to comfortably fit a kitchen table and accordingly as is traditional with houses of this nature it is the hub of the property.

On the ground floor there is also a bathroom, with a bath, sink and WC in situ. The living room, like the kitchen is generous in size and has exposed beams and multi fuel stove within an inglenook which add significant character to the property.

On the first floor there are three bedrooms all of which are of sufficient size to cater for double beds if required.



The property is double glazed throughout, and benefits from an oil-fired central heating system, natural water spring, mains electric and private drainage (to a new sewage treatment plant).

Attached to the farmhouse is a wonderful range of traditional farm buildings. They are built from traditional Northumbrian stone and under stone roofs. They form an attractive L shape from the house and consequently a natural courtyard is created. Their attachment to the farmhouse ensures that, subject to the necessary consents, there is the obvious potential to extend the existing dwelling, with the ability for the extension to cater for both the ground and first floor.

The buildings face south and east and have the scope to offer unrivalled and uninterrupted views across the locality. A view which given its mix of grassland, woodland and moorland presents an ever-changing canvas of colour.

In addition to the stone barns, there is a pole framed barn with a tin sheet roof. Its present use is for storage of agricultural equipment however its presence provides an ideal footprint to capitalise on and it would make a useful garage and/or stable area.

The land on offer at East Sobby Lea is the ideal amount to complement any rural property, where there are designs to

live a life based on the rural idyl; there is sufficient to complement any small holding and/or equine property without being too much to feel that it may become arduous. Moreover, the immediate proximity of the nearby bridleway ensures that the full benefits of wider riding can be easily enjoyed from the doorstep, with there being immediate access to an extensive network of hacking.

The land is well fenced and is immediately accessible from the steading.

DIRECTIONS

From Hexham leave on the B6306 and follow signs for Whitley Chapel. In Whitley Chapel turn right signposted Harwood Shield. Follow this road for approximately 4 miles, across a cattle grid and the entrance to the property via a farm road is the first left after the cattle grid.

[what3words///whoever.compacts.rice](http://what3words.com/whoever.compacts.rice)

SERVICES

The property benefits from a private water supply, mains electric and oil fired central heating. Drainage is to a septic tank.

COUNCIL TAX and ENERGY PERFORMANCE CERTIFICATE (EPC)

Council Tax Band B, payable to Northumberland County Council.

East Sobby Lea has an EPC rating of E.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 100 A |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 50 E | |
| 21-38 | F | | |
| 1-20 | G | | |

MONEY LAUNDERING REGULATIONS

Prospective Buyers should be aware that in the event that they are successful, they will be required to provide us with documents in relation to Money Laundering Regulations, one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing their address.

WAYLEAVES AND EASEMENTS

The property is sold subject to all rights including rights of way, whether public or private, rights of light, support, drainage, water and electricity supplies and other rights, obligations and easements, quasi easements and restrictive covenants and all



existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether or not constituted in the title deeds or referred to in these particulars.

East Stobby Lea will be granted a full right of access down the access track as shaded brown on the sale plan. The maintenance of it will be shared on an according to user basis.

TENURE

Freehold with Vacant Possession being given on completion.

METHOD OF SALE

The property is to be offered for sale as a whole by Private Treaty.

SPORTING AND MINERAL RIGHTS

These are excluded from the sale in that they are owned by a third party.

VIEWINGS

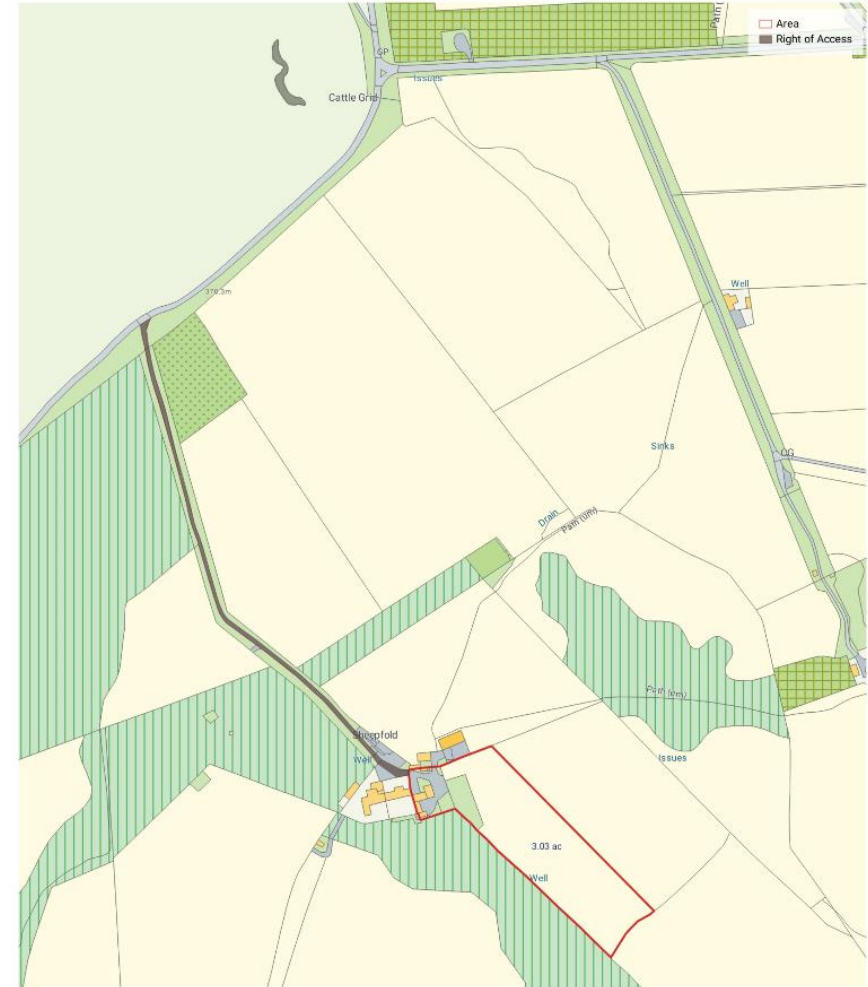
Viewings should not be unaccompanied and are by prior appointment only. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 609000 or harry.morshead@youngsrps.com

Particulars prepared and Photographs taken: June 2024





Total area: approx. 289.2 sq. metres (3113.4 sq. feet)
East Stobby Lea, Stobby Lea, Steel, -



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