



Lawsons Farmhouse
Whittonstall, DH8 9JW

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Lawsons Farmhouse combines timeless heritage with modern sophistication and is offered for sale with no forward chain.

- Detached traditional farmhouse
- 5 Bedrooms
- Ground source heating
- No forward chain
- Parking for several cars
- Stunning countryside views
- Walled garden and paddock
- Energy efficiency rating tbc



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Youngs Hexham 01434 608980



DESCRIPTION

Set amidst the rolling hills of Northumberland, Lawsons Farmhouse offers both timeless heritage and modern sophistication. This detached traditional farmhouse, dating back to the mid-1800s, has been thoughtfully refurbished by the current owners to retain its historical charm while introducing chic contemporary comforts throughout, including traditional column style radiators.

The gorgeous interior décor marries traditional elements that reflect the history of the building with high quality fixtures and fittings and a layout that will appeal to modern lifestyles. The front door opens into a porch with built in storage and seating, a glazed door leads through to a welcoming reception hall with stone tiled floor and panelling to the walls. The open plan kitchen /dining/snug is exceptionally well-appointed, designed and installed by local specialists. There is French limestone flooring throughout, wall and base cabinets, central island, marble work surfaces, induction hob, self-cleaning double ovens, dishwashers, full height fridge, full height freezer and a double sink unit with boiling tap. The snug/family room has a media wall with storage, opening to a garden room with stone tiled flooring and French doors leading to the walled garden. To the rear of the ground floor is a useful utility room with wall to ceiling storage housing washing machine and dryer, following through to a cloakroom with WC and hand basin set into a vanity unit. The spacious

sitting room has a window to the front elevation, sandstone fireplace with tiled inset housing a wood burning stove and shelving to the alcoves.

A staircase leads to the first floor where the principle bedroom is situated to the front elevation with lovely open views, there is an ensuite with double sinks set in a vanity unit, shower unit, WC and a walk in dressing room/wardrobe. There are a further two bedroom and a family bathroom with free standing bath, hand basin, shower unit and WC. Moving to the second floor there are a further two double bedrooms with storage to the eaves and velux windows. There is a bathroom with bath, pedestal hand basin, WC and a velux window.

To the front of the property there is a sweeping gravelled drive with parking for several cars and a small paddock enjoying superb open views. To the side elevation is a beautiful walled garden with a flagged entertaining area, a lawn with mature borders and shrubs. To the rear of the property there is a double garage with an electricity supply and roller shutter door with a separate staircase leading to the first floor.

LOCATION

Whittonstall has a thriving community whereby the village has a local pub and restaurant. For commuters, the property benefits from excellent road networks, with the A1 and A69 providing

easy access to Newcastle and Durham City Centres. Whittonstall village school is set in a modern building with 3 main teaching areas; nursery and reception, Year 1 and 2 and Years 3 and 4. Meanwhile, the property also lies within the catchment area for Corbridge Middle School and Queen Elizabeth High School in Hexham.

SERVICES

Mains water and electricity are connected, drainage is via a septic tank. Heating is via a ground source heat pump.

CHARGES

Northumberland County Council tax band tbc

VIEWINGS

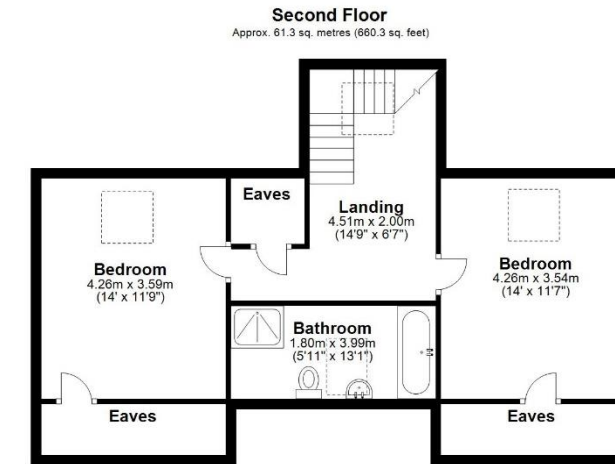
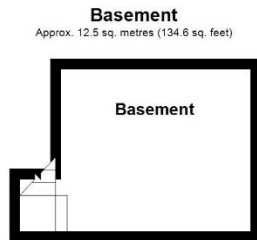
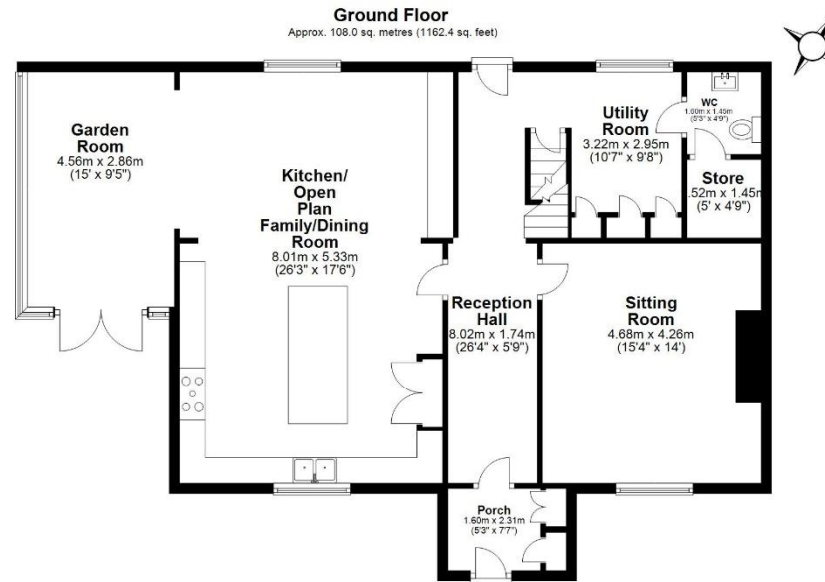
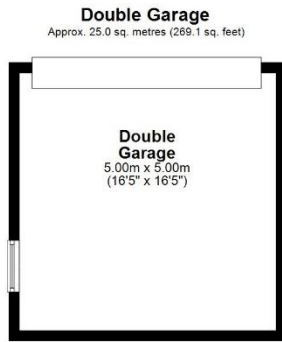
Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 608980.

FREE MARKET APPRAISAL

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







Total area: approx. 297.4 sq. metres (3201.1 sq. feet)
The Farmhouse, Laswons Farm, Whittonstall

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