



High Oustley Farm

Allendale, Hexham, Northumberland, NE47 9NN

youngsRPS 

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Allendale,
Hexham,
Northumberland,
NE47 9NN**

Guide Price £725,000

A special opportunity to acquire an accessible and highly desirable rural property. Set within circa 16.21 acres of land and including a 4 bed farmhouse brimming with character and a range of farm buildings with huge potential. All within easy reach of Allendale.

- Large Farmhouse
- Buildings with Development Potential
- Approx. 16.21 acres of Land
- Accessible and Convenient Location
- Small Holding

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Hexham Office 01434 609000



LOCATION

High Oustley is located 1.5 miles to the south west of Allendale and is directly accessible via a unmade and part shared road. The major town of Hexham lies approximately 11 miles to the north east.

The property is ideally located within the heart of Allen Valley and in an Area of Outstanding Natural Beauty. As is typical of properties in this unspoilt area, the property benefits from spectacular views. These views and the accessible, yet unspoilt nature of the locality ensures that properties like High Oustley are highly sought after.

Allendale benefits from a wide range of amenities including a well-stocked and independent Co-op, a butchers, a doctors surgery and a pharmacy. Moreover, there are several public houses and tea rooms and a primary school which is graded "good" by Ofsted.

Hexham is the major market town of the area and boasts a plethora of shops both national and local and includes numerous supermarkets. Hexham 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, A1, A1(M) and M6 provide links with the major commercial centres of the North, with Newcastle and

Carlisle lying approximately 34 and 35 miles to the east and west respectively. East and West Coast railway services run from Hexham and Haydon Bridge (7.5 miles to the north of the property).

DESCRIPTION

High Oustley Farm is a wonderfully unique property, located in the heart of the West Allen Valley and within 1.5 miles from Allendale. Sitting in an elevated position and comprising of a large farmhouse, a range of primarily traditional farm buildings and sitting within a ring fence of approximately 16.21 acres of land; the property includes everything that is highly sought after in a rural property, with character, diversification and development potential all in abundance.

The Farmhouse

High Oustley farmhouse is built from Traditional Northumbrian stone and is under a slate roof, and provides spacious and comfortable living accommodation. The property dates in part back to the Bastle times of which the region is famed for, it has though been recently modernised with the works only enhancing the character and charm of the house.

The house benefits from various access points however currently the primary entrance is to the rear of the property and via stone steps assisted by wrought iron balustrading, which lead to an entrance hallway, from here there is direct access to a large kitchen/diner. The kitchen is fully fitted with wooden wall and

floor units which sit on a tiled floor. Within the units sits a sink with mixer taps, an electric range and a dishwasher, these modern appliances are complemented by a Rayburn which sits in an inglenook and below an imposing stone lintel. Further character features include the exposed wooden window sills and the A frame beams with the kitchen benefiting from the full ceiling height and the consequent natural light which floods in from the high level sky lights.

Adjacent to and accessible from the kitchen is a boot room and a utility room. From the boot room there is direct external access, which is ideal for rural living.

From the kitchen there is also direct access to a large dining/living room, which again is full of character with a wood burning stove, sat with an inglenook fireplace, with the room capped by the exposed beams which are constant feature through the house.

From the dining room there is access to a wooden framed conservatory which then leads to the front of the property and gardens beyond. The conservatory provides natural light and heat that floods through the house however it is also heated via a woodburning stove, ensuring that the clear dark winter skies can be enjoyed in great comfort.

From the dining room there is also access to a fourth bedroom, albeit this room could readily be used as an office, a playroom or as a "snug".



Stairs from the dining room lead to the first floor and onto a balcony which overlooks the kitchen. From here is access to two unique double bedrooms. Set in the eaves of the property, these bedrooms have character in abundance, they are on split levels, with a mezzanine floor within. They are spacious enough to accommodate two double beds or alternatively a double bed and a workspace. Between the two rooms there is a spacious and modern family bathroom.

From the entrance hallway, there is also access to a large sitting room and in turn master bedroom and ensuite, the hallway thus provides a natural separation to the house; it splits the day to day and family accommodation from an area whereby the peace and tranquillity of the locality can be enjoyed in full. To facilitate this both the sitting room and master bedroom have large windows which sit within the gable end of the house and allow for full uninterrupted views of the valley beyond. The sitting room has a woodburning stove within, whilst the traditional element of the house is retained within the bedroom by the exposed A frame beams. As is typical of the property the traditional features are contrasted and complemented by the luxurious and modern ensuite bathroom within which is a unique walk-in bath.

The property is served by a private water supply and mains electric. Drainage is to a septic tank. Heating is provided by an oil-fired central heating system, complimented by three multi fuel stoves and a solid fuel Rayburn. These additions coupled with the presence of Solar Panels (which heat the hot water when

required) ensures that the use of oil can be managed and is often negligible throughout the summer months. The house is double glazed throughout.

The Steading

The steading at High Oustley in the main consists of a large and useful range of traditional stone built farm buildings which are attached to the farmhouse and form an attractive L Shape.

Currently the buildings are used for general storage and in the main they are in good condition. They are stone built with roofs comprising of traditional stone slate, tiles, and tin sheet. Their nature, siting and outlook ensures that they hold considerable development and/or diversification potential, subject to obtaining the necessary consents. Such is their size and scope they could comfortably be utilised for the creation of further dwellings and/or holiday accommodation whilst also offering the potential for an extension to the existing house.

Attached to the traditional buildings is a timber framed pole barn, which provides stabling and further storage opportunities. In addition, there is a brick-built garage/building which again provides further storage. Depending on the future use of the traditional buildings, these buildings could be easily removed revealing the full beauty and grandeur of the traditional buildings enhancing any subsequent use.

The Land

The property as a whole sits in a ring-fenced area of approximately 16.21 acres, which includes the house and the steading. The land included is ideal in both nature and amount ensuring High Oustley is a highly desirable and diverse small holding rich in amenity and lifestyle value. The land has all the component parts to make it such, in that it includes meadow land, paddock grazing and woodland all of which total approximately 15.42 acres (2.68 ha).

The land is classified as being Grade 4 and is designated as being Severely Disadvantaged, it is rich in both fauna and flora and accordingly has significant environmental benefits. The boundaries are stockproof and comprise of both post and wire fencing and dry-stone walls.

The land is gently undulating and ranges from a low of 254m above sea level to a high of 290m. The house and steading sit at a height of approximately 280 m.

DIRECTIONS

From Hexham follow the B6305 then turn left onto the B6295 signposted Allenheads/Allendale/Catton. Drive through the village of Catton, and take the right turn on exiting the village. At the next T Junction (Thornley Gate) turn right and after approximately one mile the access drive for High Oustley is located on the right hand side of the road.

what3words: ///streetcar.tribune.biked



SERVICES

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

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.

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.

There is a public footpath which crosses the property to the south of the steading.

High Oustley has a shared right of access along the access drive from the public highway to the boundary of the property as per the brown shading on the sale plan.

COUNCIL TAX and ENERGY PERFORMANCE CERTIFICATE (EPC)

Council Tax Band E. EPC Rating D



TENURE

Freehold with Vacant Possession being given on completion.

SPORTING AND MINERAL RIGHTS

Included in the sale in so far as they are owned.

METHOD OF SALE

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

ENVIRONMENTAL SCHEMES

There are no land based environmental schemes on the property, however given the lands nature and locality such schemes could be attractive to a potential purchaser with additional income generated as a result.

There is a capital works agreement on the property, with boundary improvement works done as a result. Subject to agreement this can be terminated on the completion of any sale.

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.



LOTING

The property is offered for sale as whole, however individual, and separate lotting would be considered, and any enquirers in this regard are encouraged to speak to the selling agent direct and at the earliest opportunity.

VIEWINGS

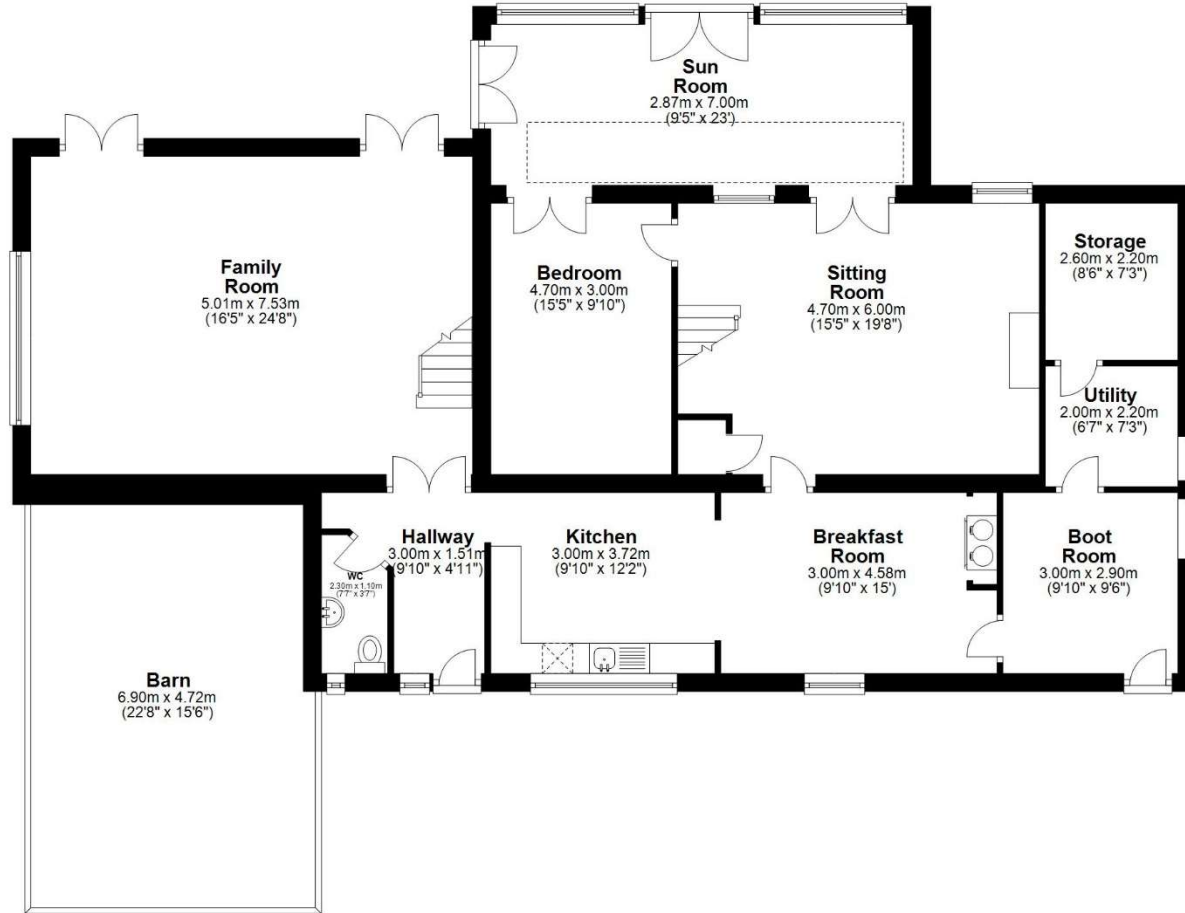
The property is a working farm, viewings should not be unaccompanied and are by prior appointment only. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 609000 or harry.morshead@youngsrps.com

Particulars prepared and Photographs taken: June 2024



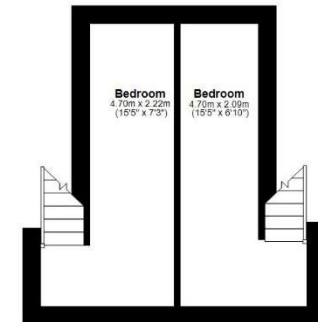
Ground Floor

Approx. 160.2 sq. metres (1724.5 sq. feet)



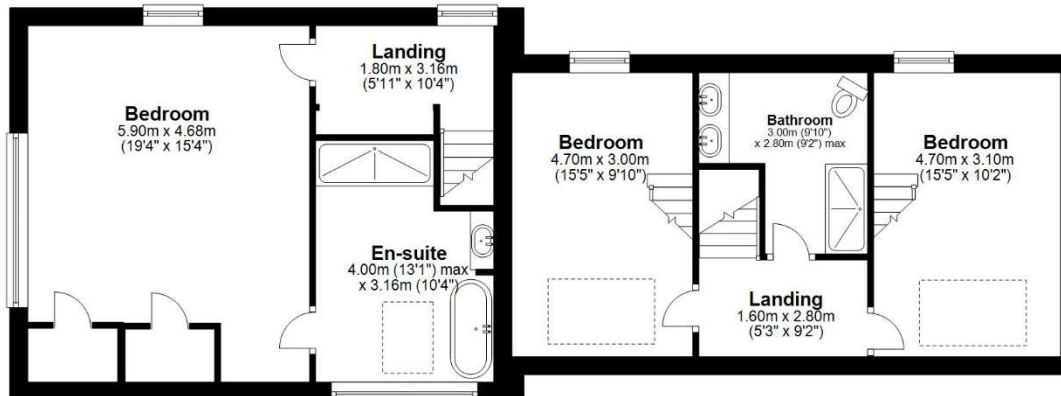
Mezzanine Bedrooms

Approx. 14.8 sq. metres (159.6 sq. feet)

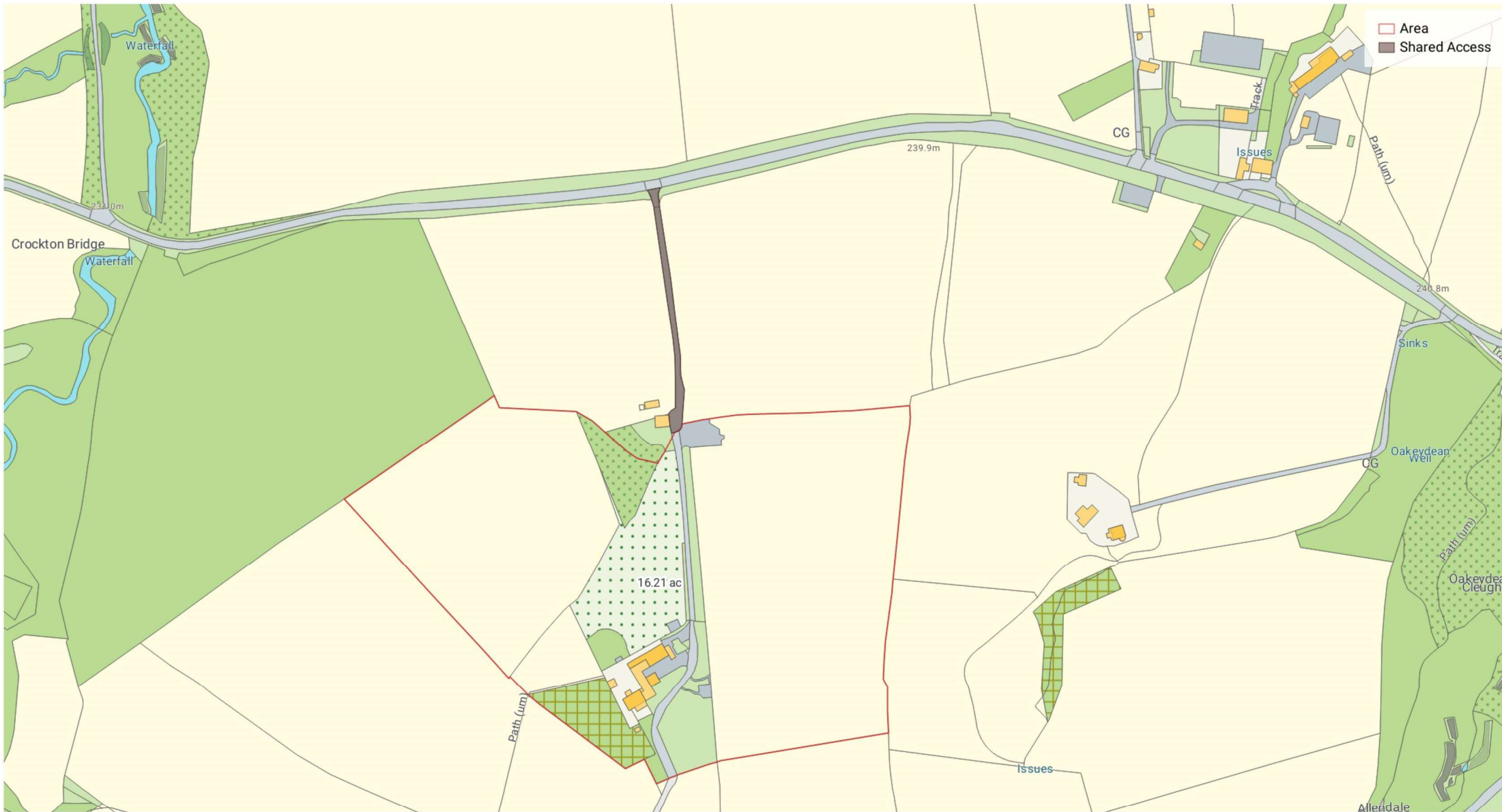


First Floor

Approx. 90.0 sq. metres (969.0 sq. feet)



Total area: approx. 265.1 sq. metres (2853.0 sq. feet)
High Oustley Farm, Farm House Only, Allendale





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.

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