



Watch Hill

Apperley Dene, Stocksfield, NE43 7SE

youngsRPS 

**Watch Hill
Apperley Dene
Stocksfield
NE43 7SE**

Guide Price: £725,000

Watch Hill is a detached four bedroom stone built farmhouse situated in an idyllic location with a range of traditional buildings and land extending to approximately 7.9 acres.

- Detached traditional farmhouse
- Extensive and well maintained grounds
- Idyllic location
- In need of some updating
- Four bedrooms
- Range of traditional stone buildings
- Land extending to approximately 7.90 acres
- Energy efficiency rating F

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Hexham - 01434 608980



DESCRIPTION

Watch Hill is a detached four bedroom stone built farmhouse situated in a idyllic location with a range of traditional buildings and land extending to approximately 7.9 acres. The property, which is in need of some updating, offers well proportioned accommodation and comprises the following; on the ground floor an entrance porch from an attractive courtyard leads to a traditional kitchen with a range of wall and floor units, a two oven oil fired Aga and large central island. The kitchen then provides access to the hallway and a dining room. The dining room enjoys views over the garden and to the north east over Apperley Bank. From the dining room there is access to the hallway, with the front door opening out onto the gardens. There are two further reception rooms; the sitting room has an open fireplace and also views towards Whittonstall while, adjoining the sitting room is a separate living room. Completing the ground floor is a shower room comprising a shower cubicle, WC and wash hand basin. Stairs lead up to the first floor where there are three large double bedrooms, (one with an en suite WC), and one smaller bedroom. There is a family bathroom comprising a bath and wash hand basin and a separate WC.

EXTERNALLY

The property is approached via a gated entrance leading to a gravelled driveway with parking for a number of vehicles. The

property sits within extensive and well maintained grounds, including a large lawned garden, well stocked flower beds and vegetable garden. There is a small greenhouse attached to the house and a further greenhouse near to the vegetable garden. To the south of the house and across a flagged courtyard, there is a range of traditional stone buildings including; a boiler room and a shed; a pigsty; a former cattle byre; a double storey building/former stable comprising three wooden stalls and a garage both with loft over. The buildings offer potential for further development (subject to necessary planning consents being obtained).

THE LAND

Watch Hill benefits from approximately 3.2 hectares (7.90 acres) of agricultural land which lies to the east and south of the property. The land is classified as being Grade 3 and has roadside access as well as being directly accessible from Watch Hill. The land is permanent pasture and historically it has been grazed or an annual crop of hay has been taken. The nature of the land may suit either a smallholder or an equestrian user. The boundaries of the land are stockproof and consist of dry stone walls and post and wire fences.

CHARGES

Northumberland County Council tax band G.

SERVICES

Mains electricity and mains water (via a private supply pipe from the main) are connected. Septic tank drainage. Oil fired central heating to radiators. Electricity wayleaves affect the property.

NOTES

The oil fired Aga has a hot water boiler which has been disconnected owing to a leak.

The separate upstairs hot water cylinder and electric immersion heater has been removed and would require replacement.

Photos were taken during Summer 2020; fixtures and fittings not specifically referred to are not included.

See the website for a virtual tour plus with aerial video.

VIEWINGS

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

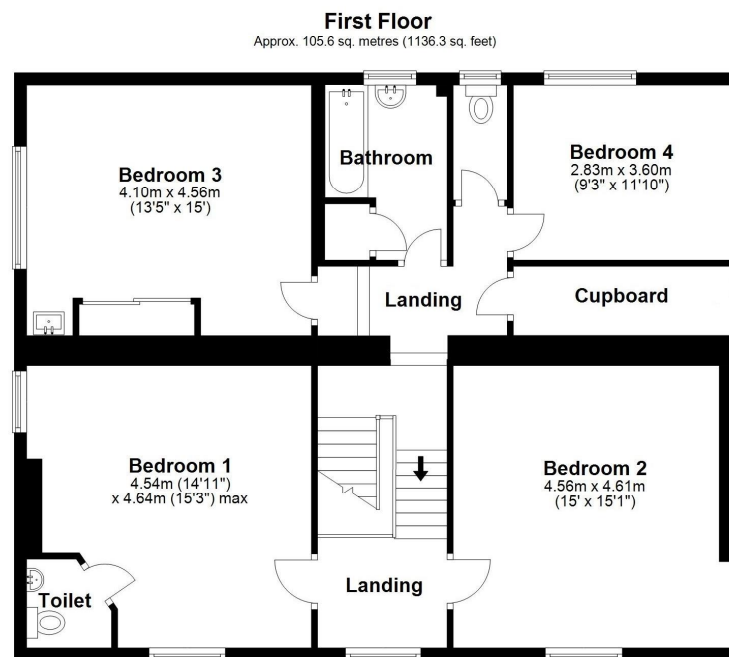
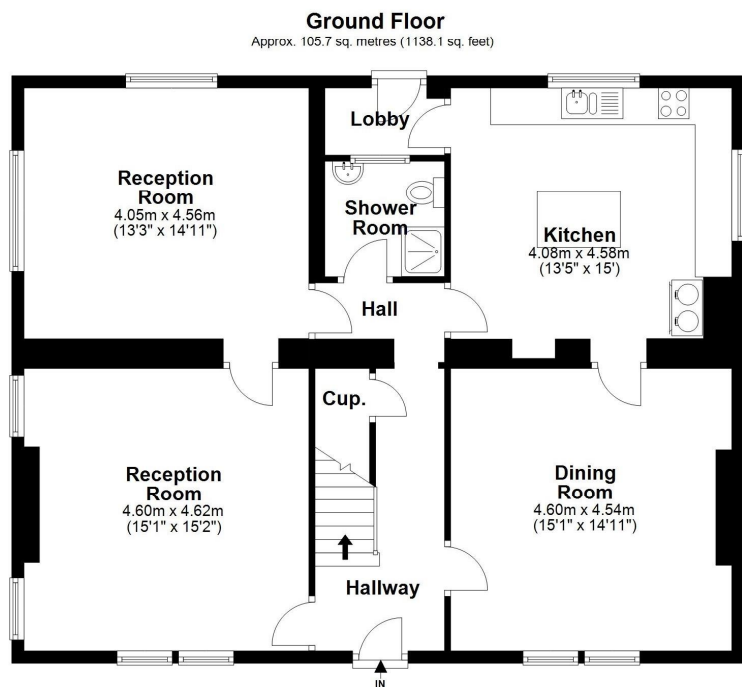
MARKET APPRAISAL

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









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