

Mole Hill Farm

BOGHOUSE LANE | BEAMISH | COUNTY DURHAM



FINEST
PROPERTIES



A truly remarkable recently constructed country
house with extensive equestrian facilities

A1 Chester le Street 6.3 miles | Gateshead 6.7 miles | Newcastle City Centre 8.4 miles | Durham 10.5 miles
Newcastle International Airport 13.6 miles



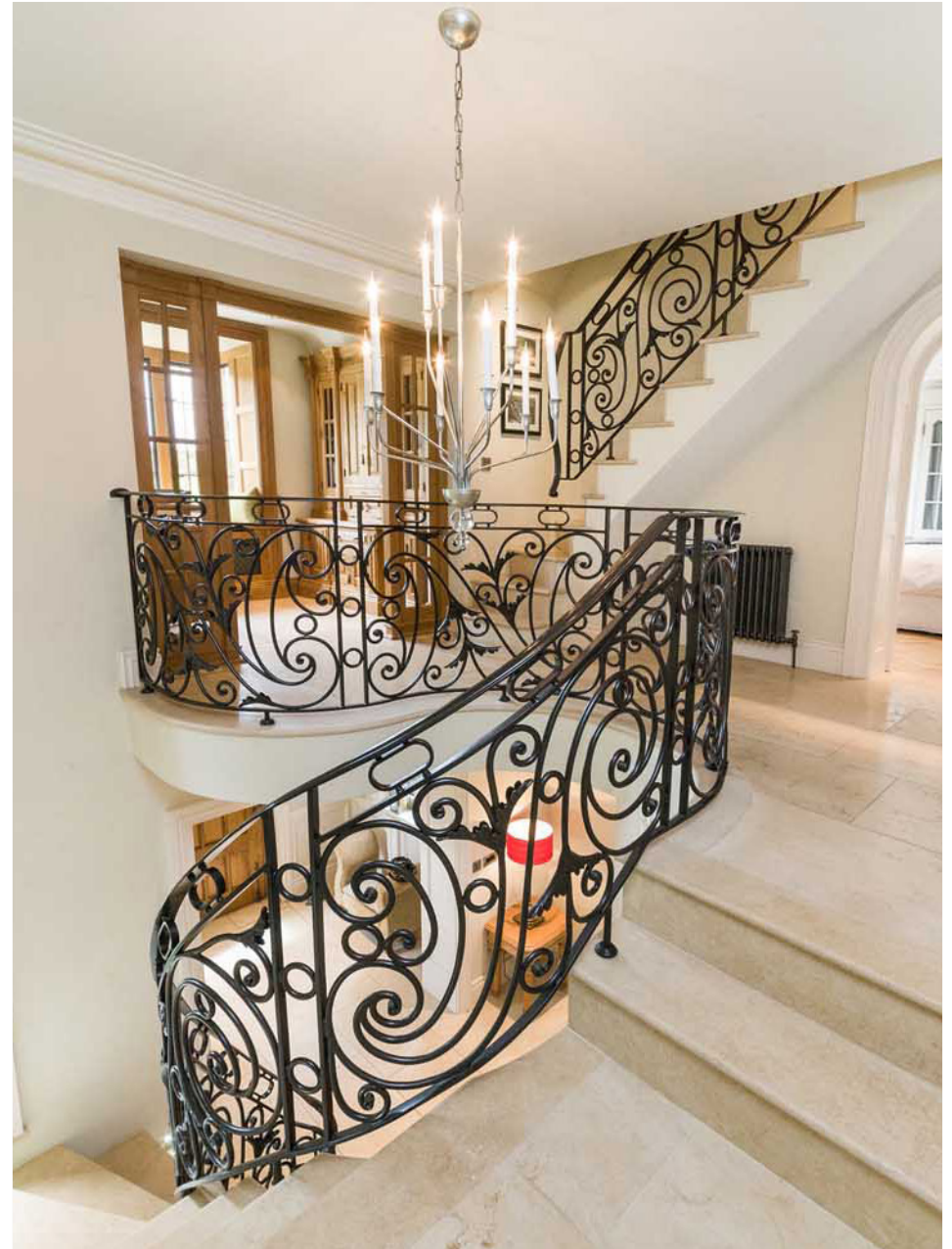


Accommodation in Brief

Main House

Entrance Hall | Reception Hallway | Dining Room | Drawing/Media Room
Breakfasting Kitchen | Garden Room | Rear Hallway | Cloakroom/WC
Utility Room | Master Bedroom with Dressing Room and En-suite
Bathroom | Two Double Bedrooms with Dressing Rooms
Jack and Jill Bathroom | Guest Bedroom with En-suite Shower Room
Leisure Suite with Bar | WC | Plant Room

Driveway and Parking | Stable Block | Barn | Arena | Garden
Paddocks | Around 16 Acres







The Property

Mole Hill Farm is a substantial detached house constructed seven years ago by the current owners and finished to a high specification with superb equestrian facilities and stunning views.

There is a two bedroom holiday cottage within the boundary of the property, retained by the current owner and available via separate negotiation.

The main property spans three floors, offering flexible living accommodation enhanced by high-quality finishes. Features include a surround sound system throughout the home, underfloor heating in most rooms, a comprehensive CCTV camera system, contemporary bathrooms, and a well-appointed kitchen. The equestrian facilities include a stable block with sixteen boxes, a barn with an additional six boxes, tack room, grooms kitchen, and office. There is also grazing land and an outdoor arena.

The front door opens into a spacious and open-plan reception hall, establishing an inviting and fluid space that connects with the dining room. The spaces are neatly divided by a striking central brick fireplace equipped with a dual aspect multi-fuel stove. The limestone floor has underfloor heating which runs throughout the ground floor to the main reception rooms. The windows are a mixture of stone mullions and oak framed leaded panes, and a Cliffy Chapman limestone staircase with attractive wrought iron balustrading leads to the first floor. Double oak doors lead in to the drawing room/media room which is fitted with a range of Macassar ebony wood cabinets and display shelving, and a wall mounted wood-burning fire. There are uninterrupted views over the gardens and countryside beyond.

The spacious, dual aspect breakfasting kitchen is fitted with a range of Herrington Gate furniture in Pippy oak and walnut and a dresser with a painted finish, with complementary granite work surfaces incorporating Siemens ceramic hob, conventional oven, and dishwasher. The Sub Zero American-style fridge freezer and wine cooler are built in to a walnut garage, and there is a four-oven electric Aga.

Steps lead down to the garden room, which has fabulous views over open countryside and a sandstone fireplace housing a Jøtul LPG gas stove. Off the kitchen is a rear hallway with access to the ground floor cloakroom/ WC and utility/boot room which has matching units to the kitchen with plumbing for a washing machine.

Stairs lead from the reception hall to the first floor landing, which is flooded with natural light, where there is a study with a feature window and deep window seat. The master bedroom leads off the main landing into a dressing room which is fitted with bespoke shelving. Opposite is the en-suite bathroom with stone bath, twin vanity basins set on a walnut storage unit, large walk-in cubicle with rain shower, WC, and TV set in to the wall. The bedroom has parquet flooring, a contemporary wall-mounted gas fire, and has stunning views.

There are two further bedrooms, both with dressing rooms, parquet flooring and built in walnut and sycamore dressing tables, which share a Jack and Jill bathroom with a contemporary white suite comprising bath, separate shower, twin vanity basins set on a walnut storage unit and WC.

A further staircase leads to the second floor leisure suite currently used as a hobby/TV room with a fitted bar featuring fridge, built-in wine cooler and sink. Completing the accommodation is a WC, and the plant room housing the oil-fired boiler and hot water cylinder.











Externally

Mole Hill Farm is approached through electric double gates along a graveled driveway leading to a generous parking and turning area. There is an additional electric access gate to the rear of the property. Directly in front of the main house is an attractive cobbled turning circle. There are sweeping lawns to the rear of the property with fabulous views, a large pond, outdoor arena and brick outhouse concealing the oil and LPG tanks. There is grazing land of approximately 16 acres directly behind the property, and a stable block and yard with 16 loose boxes nearby. There is also a large barn with 6 further loose boxes, tack room, grooms kitchen and an area which is currently separated off and used as a dog grooming parlour. The stable benefits from planning permission for holiday let conversions, offering an alternative development prospect for those who might not be enthusiastic about equestrian pursuits.





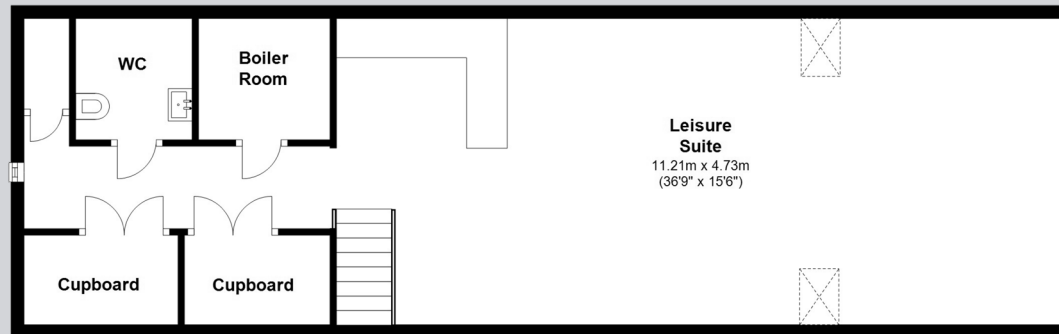
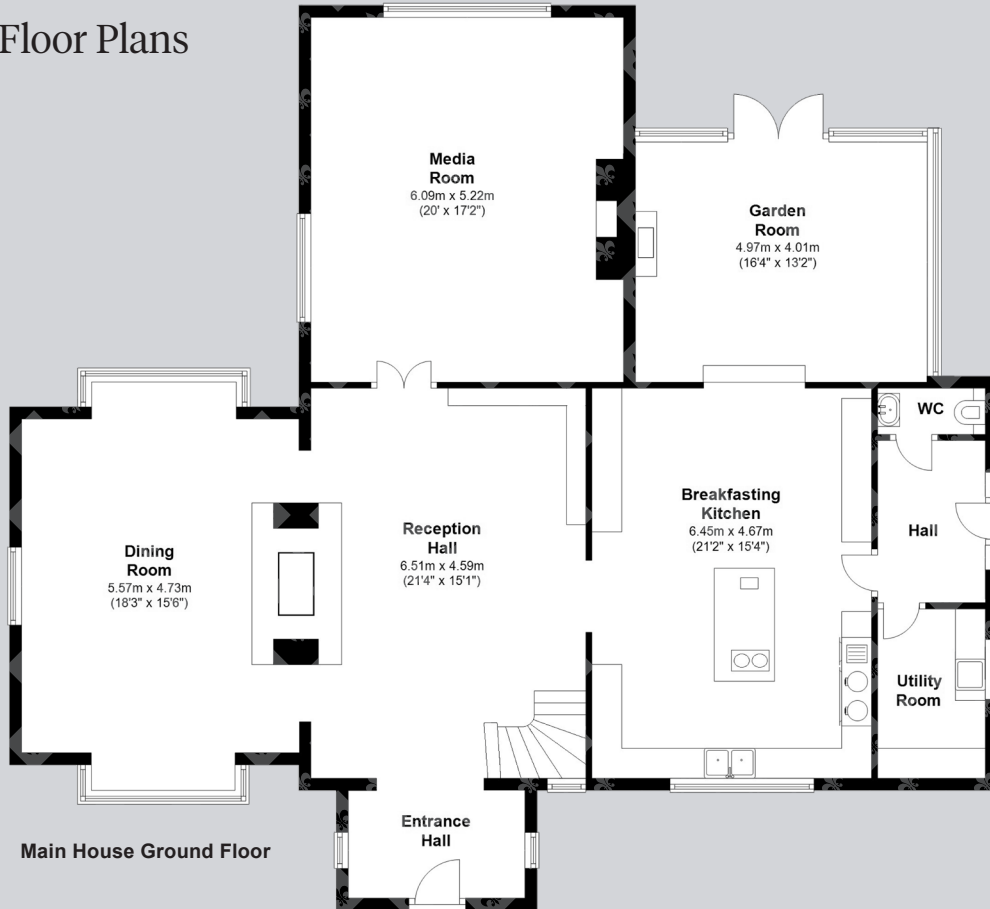
Local Information

Beamish is a small and popular village in County Durham, conveniently situated within the county for easy commuting to any of the regional centres. Beamish, renowned for its famous museum is a short drive to the west of Stanley and has onward access to the A1(M), while further to the west is the beautiful Derwent Valley and Durham Dales.



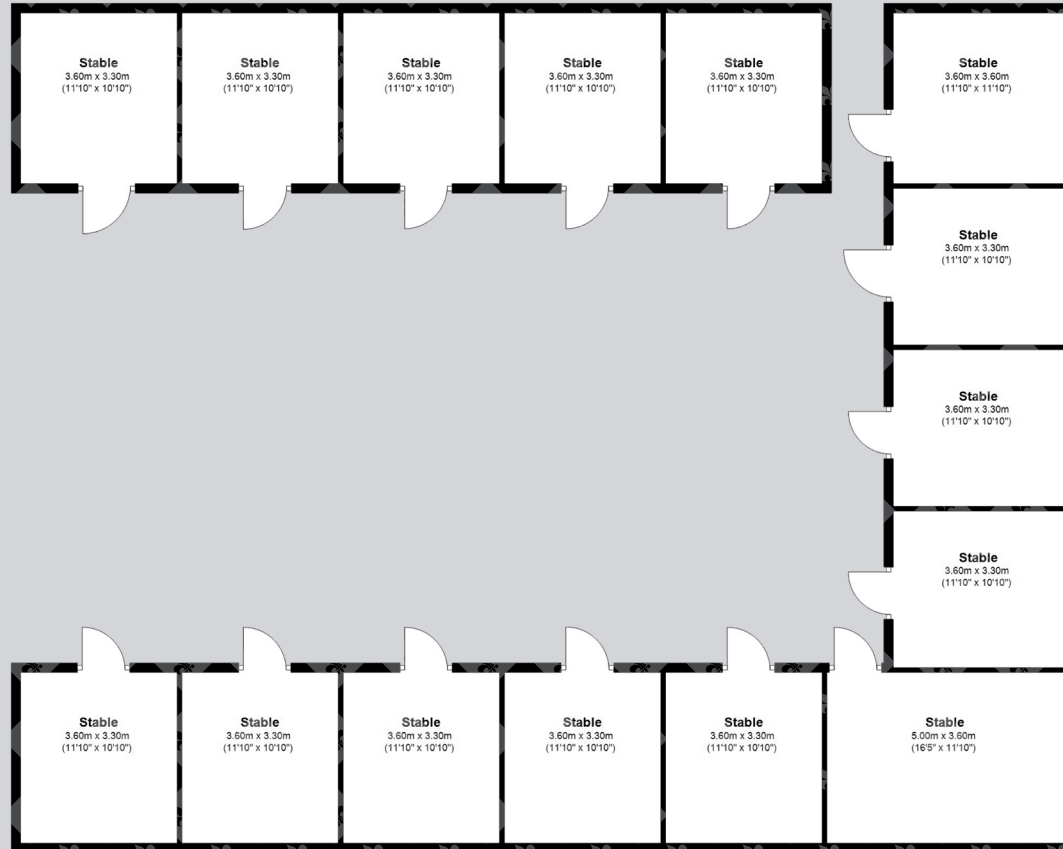
There is a full range of shops, educational and commercial facilities in Stanley, while Newcastle and historic Durham City offer a comprehensive selection of cultural, educational, professional, recreational and shopping facilities. For the commuter, the A1 provides good access to Newcastle City Centre and Airport. Mainline rail stations are at Durham and Newcastle with regular services to London and Edinburgh.

Floor Plans

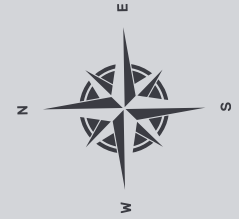
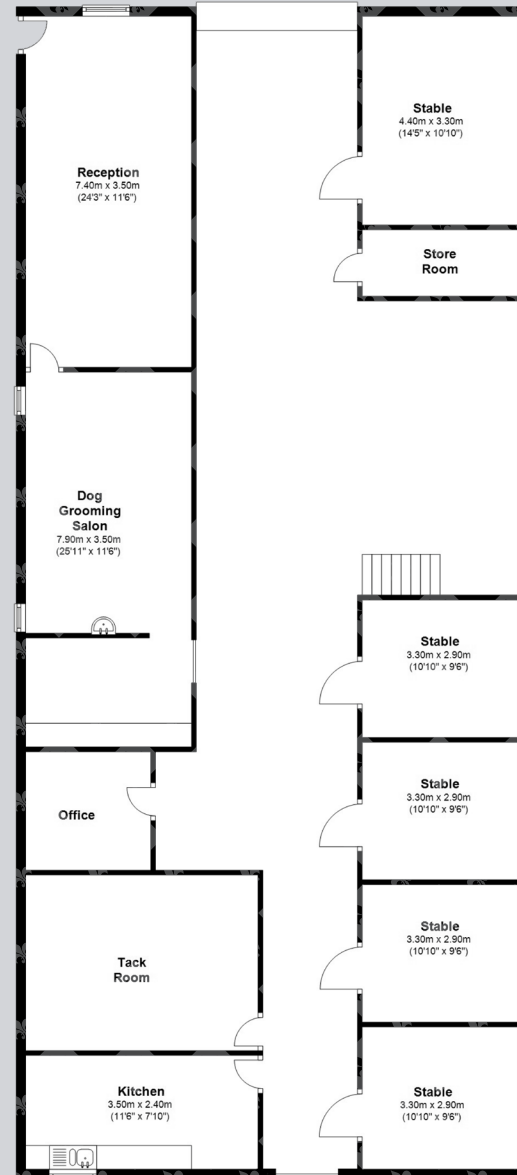


Total area: approx. 927.7 sq. metres (9985.3 sq. feet)

Floor Plans



Stable Block



Total area: approx. 927.7 sq. metres (9985.3 sq. feet)

Directions

From the A1, take the A692 Stanley Road and in Sunnyside turn left onto the A6076. Continue along this road towards Stanley and after approximately 4 miles, the property can be found on the left hand side.

Google Maps

what3words



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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.

Services

Mains electricity and water. Septic tank drainage. Oil fired central heating to radiators and underfloor heating. The property also has additional gas storage bottles that fuel two gas fires within the property.

Postcode

Council Tax

EPC

Tenure

DH9 0HS

Band TBC

Rating D

Freehold

Viewings Strictly by Appointment

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