

1, South East Farm

HORSLEY | NORTHUMBERLAND



FINEST
PROPERTIES



An attractive four bedroom cottage in a quiet yet
accessible village location

Wylam 1.9 miles | Heddou-on-the-Wall 2.5 miles | Corbridge 7.1 miles
Newcastle International Airport 8.1 miles | Newcastle City Centre 10.5 miles | Hexham 10.8 miles





Accommodation in Brief

Entrance Lobby | Hall | Sitting Room | Dining Room | Kitchen
Cloakroom/WC | Principal Bedroom with En-suite Shower Room
Three Further Bedrooms | Bathroom

Front Garden & Parking Space | Rear Patio
Garage & Further Parking Space







The Property

1 South East Farm is an appealing four bedroom cottage, created and built from the former steading of South East Farm. The property enjoys a courtyard setting nestled in the heart of a popular yet quiet Tyne Valley village. The front door opens into a lobby area, which in turn leads into a light and spacious reception hall complete with cloakroom and WC with stairs leading to the first floor and all ground floor rooms leading off. The sitting room provides a cozy and relaxing space with the focal point being the fireplace with wood burning stove and mantel over. Adjacent to this is the dining room, a versatile space offering up many uses and providing access to the pleasant courtyard garden. The kitchen is fully fitted with a range of appliances including a double oven, hob and extractor over. A single door provides access to the outside garden space.

Upstairs, a spacious landing leads to four well-appointed rooms. The principal bedroom benefits from an en-suite shower room while the remaining bedrooms are served by a bathroom with freestanding roll top bath, wash hand basin, WC and heated towel rail.





Externally

The property benefits from gardens to the front and rear which are mainly laid to lawn. A flagged patio is positioned outside the sitting room. Additional parking is provided outside the single garage.

Local Information

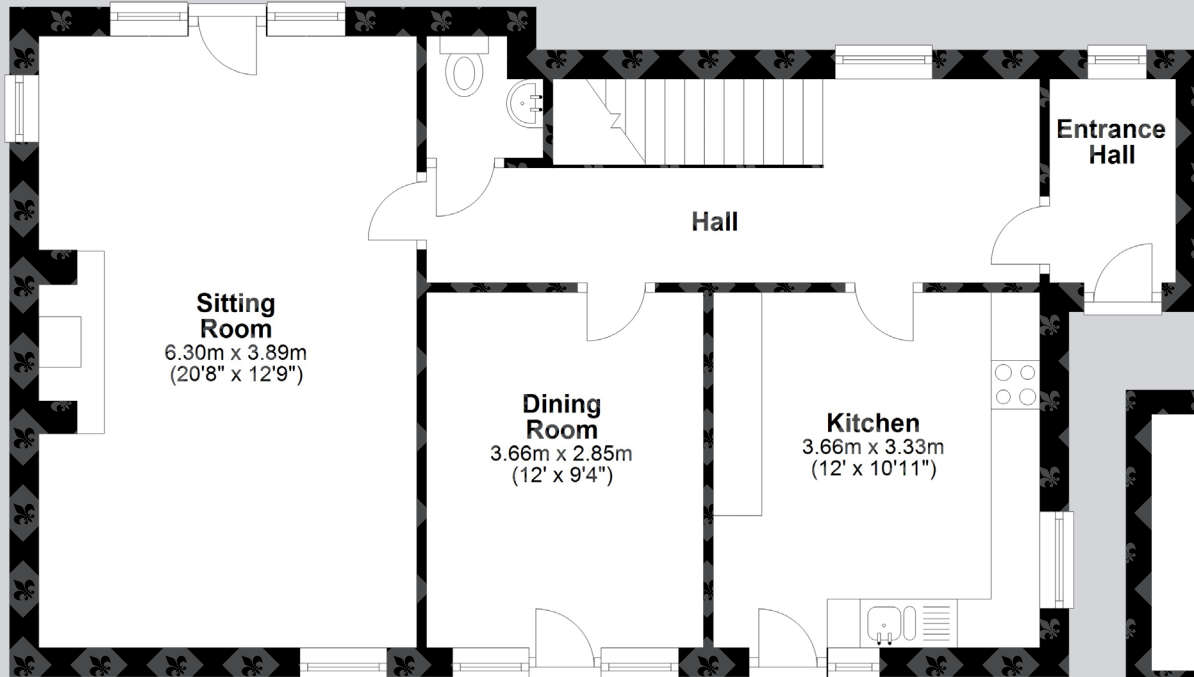
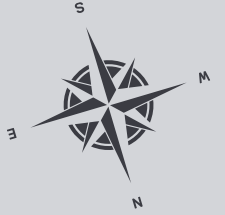
Horsley is a small village with historic and architectural significance and a large part of it was designated a Conservation Area in 1992 with buildings that can be traced back to at least the start of the 18th century, some built with stones from Hadrian's Wall. The village lies on the northern side of the River Tyne overlooking the river valley, some 10 miles west of Newcastle, and is surrounded by open countryside. Horsley is predominantly residential and, because of its attractive location in the Tyne Valley, pleasant rural character and proximity to the A69, has become a popular commuter village. The Lion and Lamb is a popular public house in the village together with a thriving community which includes The Hearth at Horsley, a group of artist's studios, café and community hall, and an antiques centre while Matfen Hall and Close House offer excellent leisure facilities. Nearby Wylam offers amenities including a supermarket and Post Office, pubs and restaurants. The nearby city of Newcastle provides further comprehensive cultural, educational, recreational and shopping facilities.

For schooling, the school catchment area for Horsley is the Ponteland schools system. Residents of Horsley receive free school transport (coach/ taxi) to Ponteland schools from the County Council. In addition, Mowden Hall Preparatory School just outside Corbridge provides private education from nursery up to 13 years, and there are several private day schools in Newcastle.

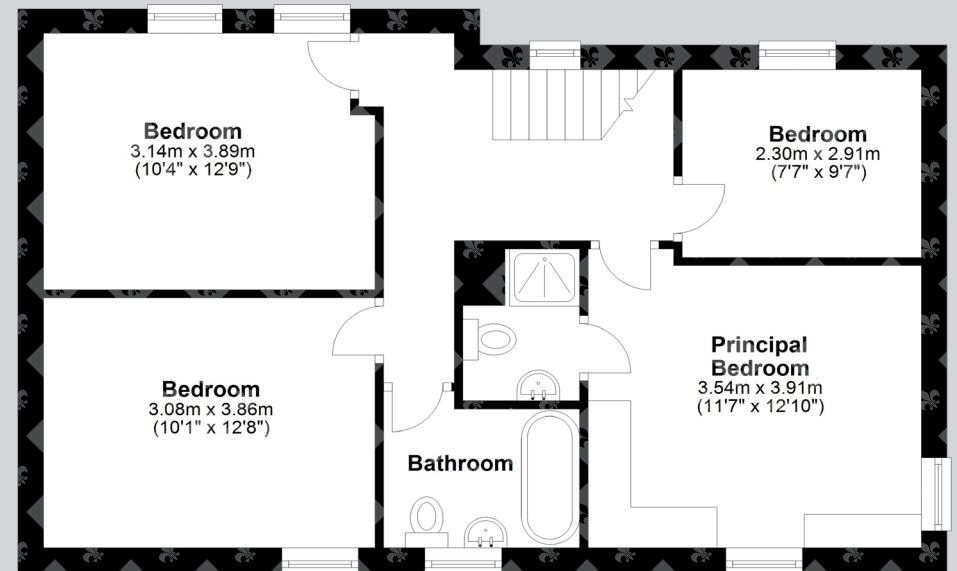
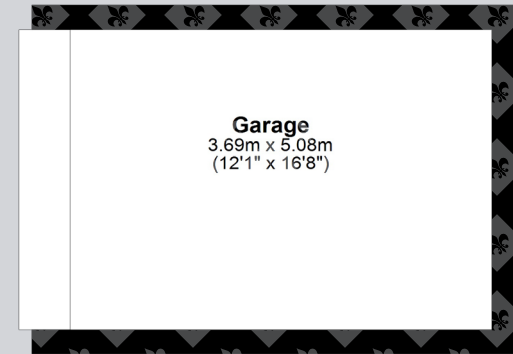
For the commuter, the A69 provides good access to Newcastle Airport and City Centre, Carlisle and onward access to the A1 and M6. The rail station at Wylam provides regular links to both Newcastle and Carlisle, which in turn link to other main line services to major UK cities north and south. Newcastle International Airport and the A1 are all within easy reach.



Floor Plans



Ground Floor



First Floor

Total area: approx. 146.9 sq. metres (1580.9 sq. feet)

Directions

From the A69 travelling east, take the exit signposted Horsley and Heddon (B6528) and follow signs into Horsley village.

Continue into the village, passing the pub on the right, and take the right turn into South East Farm.

The property is ahead on the right-hand side.

Travelling west on the A69 take the exit signposted Ovingham, Wylam, Horsley (B6528). Turn left at the top of the slip road and at the crossroads turn right for Horsley. Continue for 0.6 miles to enter Horsley. Pass the Horsley Business centre and take the next left turn into South East Farm. The property is ahead on the right-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, water and drainage. Oil-fired central heating.

Postcode	Council Tax	EPC	Tenure
NE15 0NT	Band E	Rating D	Freehold

Viewings Strictly by Appointment

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