

East High House Farm

HUNSTANWORTH | NEAR BLANCHLAND | COUNTY DURHAM



A superb barn conversion with expansive paddock and garden, surrounded by beautiful countryside

Blanchland 1.7 miles | Edmunbyers 6.3 miles | Stanhope 9.3 miles | Hexham 12.7 miles
Corbridge 12.9 miles | Durham City Centre 27.3 miles | Newcastle City Centre 29.4 miles
Newcastle International Airport 27.1 miles





Accommodation in Brief

Kitchen/Dining Room | Dining Room | Sitting Room
Store Room | Workshop

Bedroom | Ensuite | Bedroom | Ensuite | Bedroom | Ensuite | Store Room

Barn | Second Barn







The Property

Set against a backdrop of glorious panoramic countryside views, East High House Farm is a beautiful stone-built barn conversion situated in the quaint village of Hunstanworth. This charming property has been thoughtfully updated with a variety of character features, creating a rustic farmhouse aesthetic. In addition to the main house, the property includes several outbuildings and a three-acre paddock, adding considerable scope to the property.

Inside, the interior is warm and inviting; exposed beams and wooden lintels blend with a traditional-style uneven plaster applied over fully insulated breezeblock walls. A large inglenook fireplace serves as the focal point of the living room, housing a cozy wood-burner. Flagstone floors extend underfoot in the brand-new, country-style modern shaker kitchen, which flows into the adjoining dining room. The kitchen is beautifully appointed with integrated appliances, a Belfast sink, and an electric AGA set within a second imposing inglenook. For added practicality, a storeroom adjoins the eastern side wing of the house, along with a workshop, providing ample space for storage and possible scope for development – subject to necessary planning consents.

Upstairs, three wonderfully spacious and brightly lit bedrooms feature, each with their own ensuite and each featuring impressive open ceilings showcasing a wooden beam apex. A second storeroom appears on the first floor, accessible via the ground floor adjoining storeroom.





Externally

East High House Farm boasts well-established gardens that capitalise on the breathtaking views of the nearby Derwent Valley and Reservoir. These low-maintenance gardens are a haven for various wildlife, including unique bird species that frequent the area. A large gravelled private yard at the front of the property offers ample parking space. The property also includes a substantial 3 acre paddock, providing plenty of space for various activities or development. Additionally, several outbuildings are featured, including a sizeable barn and a field shelter.





Local Information

Hunstanworth is a picturesque hamlet located on the County Durham/ Northumberland border, nestled within the North Pennines Area of Outstanding Natural Beauty. It's a wildlife haven surrounded by scenic walks and country pursuits, including windsurfing and sailing on Derwent Reservoir. Just 1.5 miles away is the historic village of Blanchland, which offers charming local amenities and occasionally serves as a film set. Blanchland is also home to the Lord Crewe Arms, a distinguished pub and hotel. Outdoor enthusiasts will appreciate the proximity to Bolts Law Hill and the abundant wildlife in the area. For broader services, Hexham and Corbridge are nearby, providing supermarkets, artisan shops, and eateries. Major cities like Newcastle and Durham are also within easy reach, offering a wide range of cultural, educational, and shopping facilities.

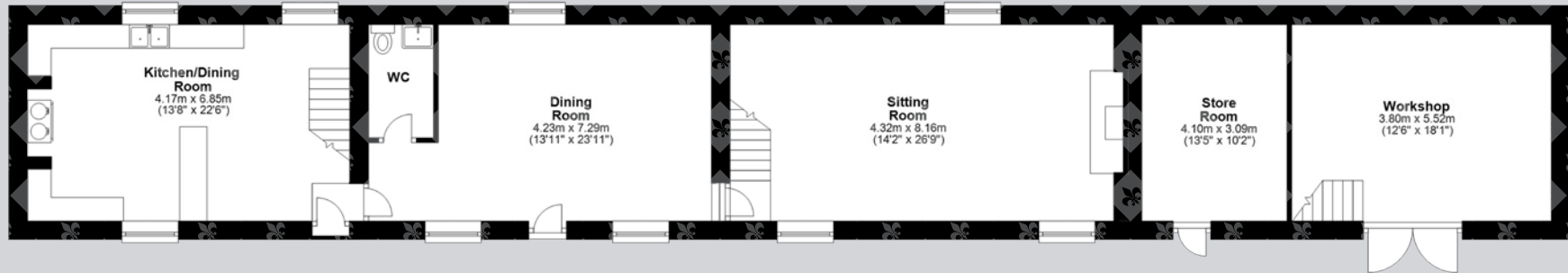
Hunstanworth has a vibrant local community centered around the village hall, which hosts a variety of activities including yoga classes, watercolour painting sessions, and a book club, among others.

For schooling, there is Slaley First School for younger children, followed by Hexham and Corbridge Middle Schools, both equidistant from Hunstanworth. Senior schooling is available at Hexham High School. Additionally, Mowden Hall Preparatory School near Corbridge provides private education from nursery up to age 13. There are also several private day schools in Newcastle and Durham. A school bus service runs from Blanchland to Corbridge and Hexham schools.

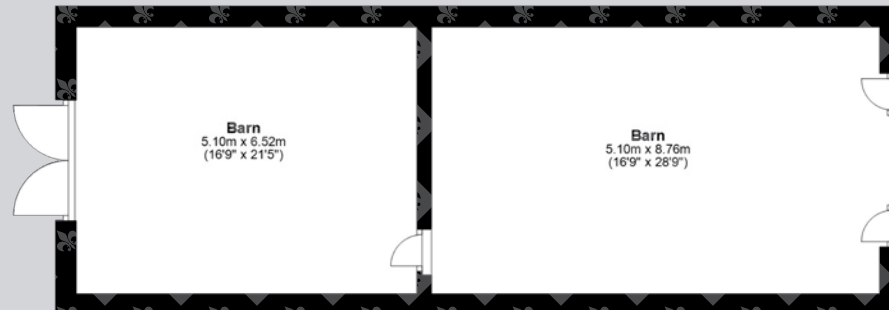
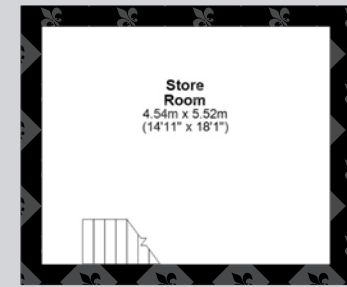
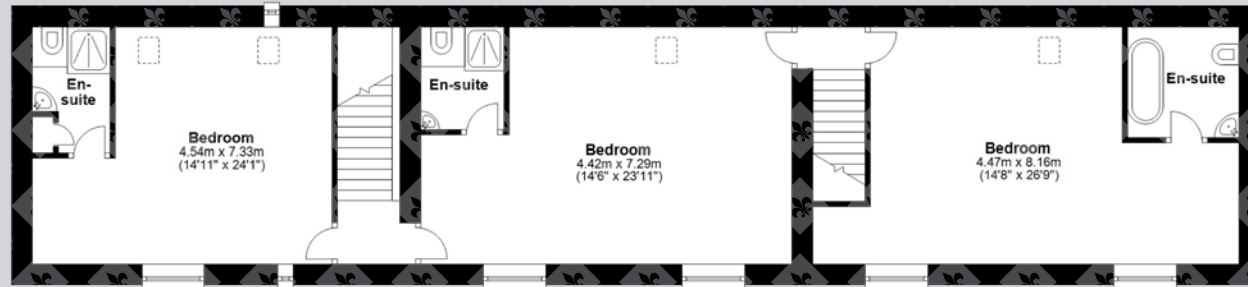
For the commuter, the A69 is a short drive away and provides easy access to Newcastle International Airport and city centre, Carlisle, and onward access to the A1 and M6. The rail station at Hexham offers regular services to Newcastle and Carlisle, connecting to main line services to major UK cities north and south. There is also a bus service from Hunstanworth to Consett.

Floor Plans

Ground Floor



First Floor



Total Area: approx. 349.7 sq. metres (3764.1 sq. feet)



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. Oil-fired boiler.

Postcode

Council Tax

EPC

Tenure

DH8 9UN

Band D

Rating G

Freehold

Viewings Strictly by Appointment

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