

# Dunkirk Farm

DUNKIRK FARM | HUMSHAUGH | HEXHAM | NORTHUMBERLAND



**FINEST**  
PROPERTIES



---

A Victorian farmhouse with picturesque views,  
original features, and generous gardens

---

Hexham 6.1 miles | Corbridge 7.6 miles | Newcastle International Airport 19.6 miles  
Newcastle City Centre 24.3 miles | Carlisle 36.9 miles





## Accommodation in Brief

### Ground Floor

Porch | Kitchen/Dining Room | Utility Room | Store Room  
Dining Room | Sitting Room | WC | Coal Store

### First Floor

Principal Bedroom with En-Suite | Two Double Bedrooms  
Family Bathroom

### Second Floor

Two Double Bedrooms | Attic Storage Space







## The Property

Dunkirk Farmhouse is a stone and slate-built farmhouse, offering well-proportioned and beautifully presented accommodation amidst the picturesque Northumberland countryside. This charming home retains its original appeal, featuring classic elements that impart a timeless country character, such as exposed stonework, beamed ceilings, wooden lintels, and newly installed sash windows.

Inside, Dunkirk Farm opens into a spacious open-plan kitchen, dining, and living area. This welcoming space includes shaker-style units with complementary worktops, incorporating a Belfast sink, ceramic hob, double integrated oven, and dishwasher. A breakfast bar offers casual seating, while exposed beams and a recently installed multi-fuel stove add warmth and a rustic touch. Large windows provide lovely views of the paddock, filling the room with natural light. The adjacent utility room provides useful storage and is plumbed for appliances.

From the central hallway, you access two generous reception rooms. The living room benefits from a dual aspect, including an expansive bay window that frames views of the garden, paddock, and sweeping open countryside beyond. This room, complete with a wood-fuel stove installed in 2022, is a warm retreat in winter and bright and inviting in summer. A WC with a wash hand basin completes the ground floor for added convenience.

Upstairs, the property includes three double bedrooms on the first floor, each with views over the surrounding countryside. The principal bedroom features an en-suite bathroom with a corner shower cubicle, panelled bath, WC, and wash hand basin, all styled in soft neutral tones. The family bathroom also offers a corner shower, panelled bath, WC, and wash hand basin, providing ample amenities for the additional bedrooms.

A staircase leads to the second floor, where a further double bedroom is complemented by a large dressing/storage area and a study, ideal as a home office or a peaceful spot for reading. The loft space offers excellent potential for conversion, making it a great opportunity for further expansion.









## Externally

Dunkirk Farm is set in approximately 0.6 acres of land, including a private driveway with ample parking for several cars. The gardens are primarily laid to lawn, bordered by mature trees, hedges, and traditional stone walls that ensure both privacy and seclusion. A newly planted orchard features apples, damsons, pears, and plums, while over 830 saplings—including oak and rowan—enhance the landscape. The garden also includes blackthorn and elderflower bushes, perfect for making sloe gin and summer cordials.

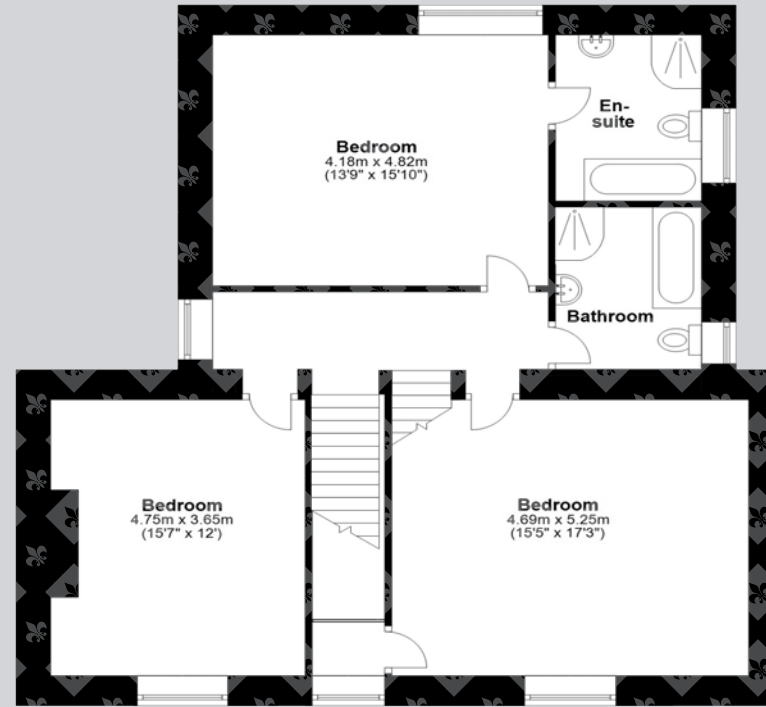
The 16ft wooden shed, erected in 2022, also provides practical storage.

## Local Information

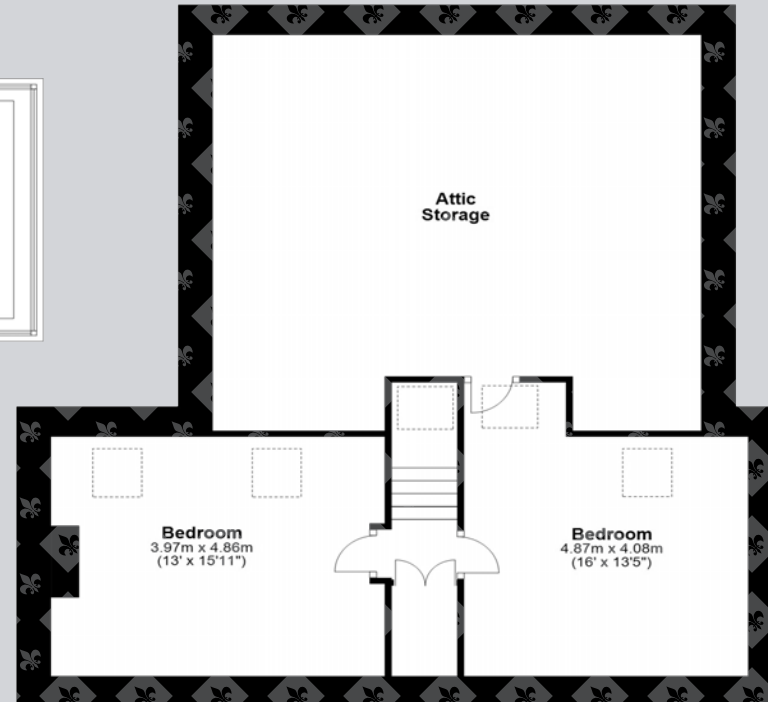
Humshaugh is a small, rural village nestled in the beautiful North Tyne Valley, just a few miles outside the market town of Hexham and on the doorstep of the Hadrian's Wall World Heritage Site. The village offers excellent local amenities including an award-winning village shop which is a community run newsagents and general store, a village hall, first school, doctor's surgery, parish church, and award-winning Northumbrian pub called The Crown Inn, which has become a hub for sports car enthusiasts. Nearby Hexham offers a full range of day-to-day amenities with supermarkets, a good range of shops, schooling, professional services and a hospital. The beautiful surrounding area provides walks and other country pursuits, with golf courses, sports clubs and Hexham racecourse within easy reach. Newcastle city centre provides further comprehensive cultural, educational, recreational and shopping facilities.

For the commuter the A69 and the Military Road provide good access to Newcastle Airport and City Centre, Carlisle and onward access to the A1 and M6, while the A68 gives excellent access to the north. The rail station at Hexham provides regular links to both Newcastle and Carlisle, which in turn link to other main line services to major UK cities north and south. Regular bus services provide further access to local hubs and connecting services. Newcastle International Airport and the A1 are all within easy reach.

# Floor Plans



First Floor



Second Floor

Total area: approx. 258.2 sq. metres (2779.5 sq. feet)

Google Maps

what3words



///sleepers.removable.marine

## 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. Drainage to septic tank.  
Oil fired central heating.

Postcode

Council Tax

EPC

Tenure

NE46 4HJ

Band E

Rating E

Freehold

## Viewings Strictly by Appointment

T: 01434 622234

E: corbridge@finestgroup.co.uk







---

**Finest Properties**

15 Market Place | Corbridge | Northumberland | NE45 5AW

01434 622234

corbridge@finestgroup.co.uk

**finestproperties.co.uk**

*Specialists in the marketing  
of distinctive property*

---

**IMPORTANT INFORMATION** Finest Properties, for themselves and for the Vendors and Lessors of this property whose Agents they are give notice that: (1) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) No person in the employment of Finest Properties, has any authority to make or give any representation or warranty whatever in relation to this property.