

Grindstone Law Farm Cottage



Matfen | Northumberland



Accommodation in Brief

Ground Floor

Entrance Hall | Kitchen | Utility Room | Sitting Room | Garden Room
Three Double Bedrooms | Family Bathroom

First Floor

Principal Bedroom with En-Suite | WC | Double Bedroom

Externally

Triple Garage | Office Space | Two Stables | Tack Room | Hay Shed







The Property

Grindstone Law Farm Cottage is an impressive, stone-built detached house situated in a peaceful yet accessible rural location, just a short distance from the sought-after village of Matfen. Enveloped by approximately 14 acres of beautifully maintained gardens and grounds, the home offers total privacy amidst a breathtaking natural landscape, rich in local wildlife. Perfect for equestrian enthusiasts, the property boasts excellent facilities and access to off-road riding trails.

Inside, a central entrance hall divides the space and features a charming staircase to the first floor. To the left are the spacious reception rooms. The beautifully crafted DeVol kitchen features timeless shaker-style cabinetry, complemented by a striking red 4-door AGA. A substantial island with a Belfast sink offers ample storage and additional worktop space, while the breakfast bar seating naturally creates a social hub. Expansive bifold doors open onto the patio, flooding the room with natural light and providing stunning views of the garden and pond. The layout easily accommodates a large dining table and chairs, ideal for casual family meals or social gatherings. For more formal occasions, the entrance hall offers the flexibility to create a separate dining area, enhancing the home's entertaining potential.

The sitting room and adjoining garden room benefit from an abundance of windows and each space is thoughtfully arranged to offer inviting, comfortable seating areas for relaxation. The sitting room boasts a new Stovax fire in the chimney breast and bespoke cabinetry for storage. Both rooms offer delightful views of the south-facing garden with bifold doors in the garden room allowing for effortless access.

To the right of the entrance hall lies the elegantly appointed family bathroom, with double sinks, a luxurious freestanding tub, and a walk-in shower. Around the bathroom are three generously proportioned double bedrooms. One of these rooms is currently configured as a luxury dressing room, demonstrating the versatility of the spaces, which can easily be adapted to suit individual requirements.

Ascending to the first floor, you'll discover two additional double bedrooms. The principal bedroom is a particularly inviting private retreat, featuring Velux windows that flood the room with natural light. The clever layout allows space for a desk and a cosy seating area. There is also the added luxury of an en-suite shower room. The second bedroom on this floor is equally spacious and versatile, while a conveniently located separate WC serves this room, ensuring comfort and practicality for family members or guests.







Externally

Externally, the property is accessed via a sweeping gravel driveway, framed by carefully manicured garden beds and mature hedges. This driveway leads to ample off-road parking and a detached triple garage, which offers secure accommodation for up to three vehicles or can alternatively be utilised as a workshop or storage space. An external staircase provides access to a generously sized upper floor currently serving as a versatile home office. With prior planning permission that recently lapsed, the garage also presents a valuable opportunity for conversion into a self-contained living space, ideal for a guest suite, rental income, or multi-generational living.

The gardens are a picturesque extension of the home, providing approximately 4 acres of lush, south-facing lawns and garden spaces. Beautifully laid out, the gardens are defined by mature beech hedging and an impressive mix of ornamental shrubs. A stream winds through the garden, linking two expansive ponds with gentle waterfalls, creating a haven for rare aquatic species. The larger pond, gracefully at the bottom of the walled garden, is framed by historic stone from the iconic Tyne Bridge, adding a touch of heritage to the tranquil landscape. A south-facing patio complete with garden furniture overlooks this expansive garden providing an excellent vantage point for social gatherings.

The property's equestrian facilities add another dimension to its versatility. The stabling area is complemented by a tack room and a hayshed, all set within a practical fenced compound. A well-maintained 10-acre field, positioned on the property's south-facing side, is bordered by a woodland covert that provides natural shelter for livestock. Water troughs and electricity extend across the stabling and field, providing practical amenities for those interested in equestrian pursuits. With multiple bridle paths accessible directly from the property, the grounds are perfect for those seeking scenic rides amidst the surrounding countryside.





Local Information

Grindstone Law Farm Cottage is ideally situated just a short distance from Matfen, a highly sought-after village nestled in the scenic Tyne Valley. Its peaceful, rural surroundings offer a perfect retreat, yet it remains well-connected with easy access to Corbridge, Newcastle International Airport, and Newcastle City Centre. A regular bus service links the cottage to Hexham and Newcastle upon Tyne, making commuting hassle-free.

Matfen itself offers a village shop, café, and church, while neighboring villages provide a variety of pubs and restaurants for dining out. For everyday conveniences, nearby Ponteland and Corbridge feature supermarkets, shops, and a range of professional services. Nearby, the prestigious Matfen Hall Hotel offers an array of leisure facilities, including championship golf courses, a swimming pool, a luxurious spa, and an award-winning restaurant.

For schooling, there is a First School in Stamfordham and excellent private schooling facilities with Mowden Hall Prep School only a few miles away and numerous highly regarded private schools in Newcastle.

For the commuter, both the A69 and B6318 Military Road provide good access to Newcastle Airport and City Centre, Carlisle and onward access to the A1 and M6. There is a regular bus to Newcastle while the rail station in Corbridge provides services to both Newcastle and Carlisle, which in turn link to main line services to major UK cities north and south. Newcastle International Airport is also within easy reach.



Floor Plans

Total area: approx. 367.7 sq. metres (3958.1 sq. feet)

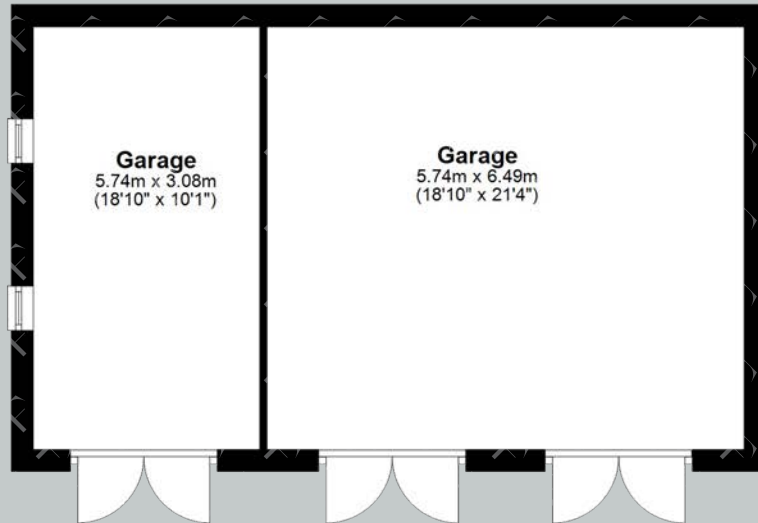


Floor Plans

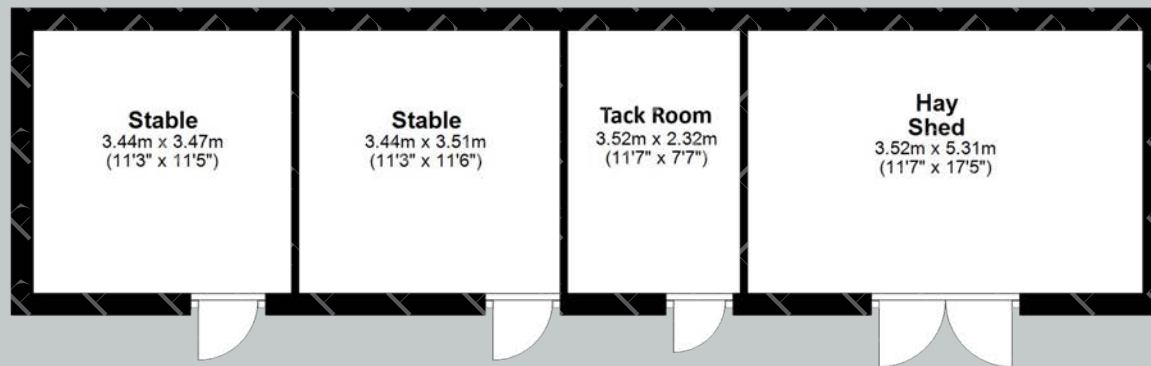
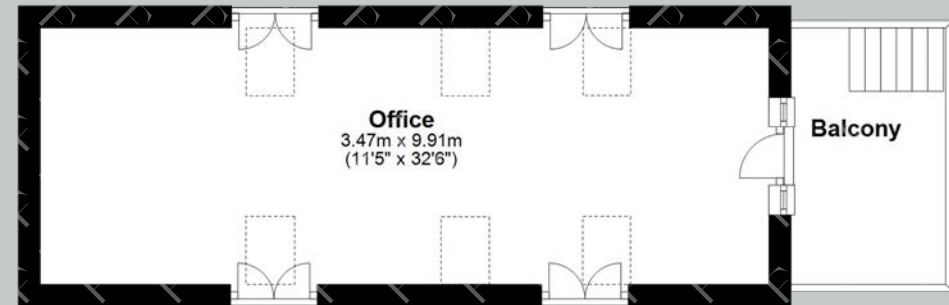
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Ground Floor



First Floor



Ground Floor

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. Private water supply via borehole. Drainage to septic tank.
Oil fired central heating.

Postcode

Council Tax

EPC

Tenure

NE20 0RZ

Band F

Rating D

Freehold

Viewings Strictly by Appointment

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