

# Hagg Hill Farm

SPA WELL ROAD | WINLATON MILL | TYNE AND WEAR



**FINEST**  
PROPERTIES



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# A superbly modernised Georgian Farmhouse with envious views and established holiday cottage

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Metro Centre 2.1 miles | Gateshead 5.7 miles | Newcastle City Centre 6.2 miles  
Newcastle International Airport 7.7 miles





## Accommodation in Brief

**Farmhouse:  
Ground Floor**

Porch | Study | Utility/WC | Kitchen/Family Room | Dining Room | Living Room

**First Floor**

Principal Bedroom with en-suite | Three further bedrooms with en-suite

**Cottage:  
Ground Floor**

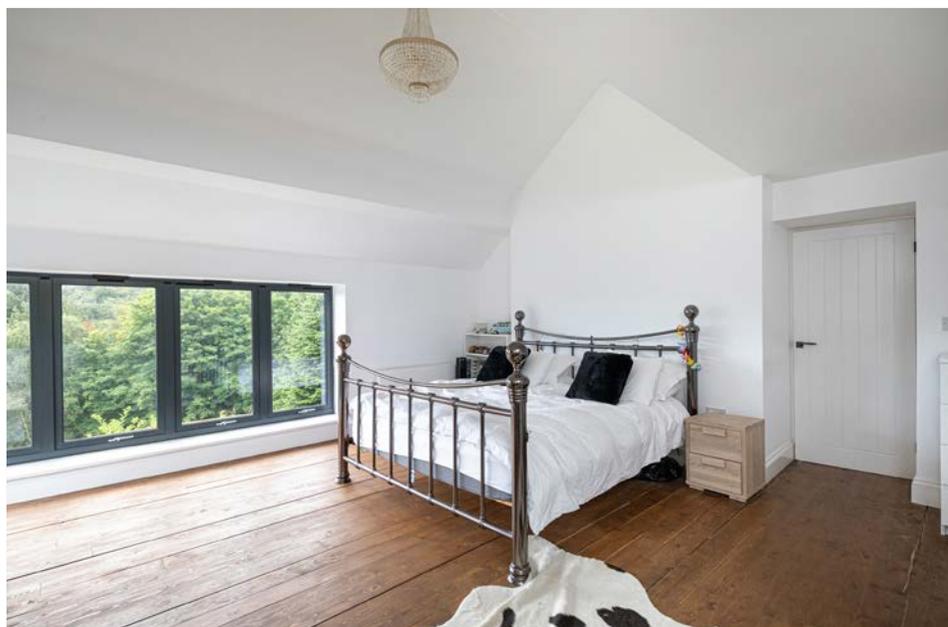
Kitchen/Diner Room

**First Floor**

Bedroom with en-suite







## The Property

Nestled in the scenic Derwent Valley on the outskirts of Winlaton Mill, Hagg Hill Farm is a charming smallholding comprising a contemporary home, holiday let, and a small paddock extending to 1.08 acres. Positioned in an elevated, semi-rural setting and surrounded by open fields and picturesque woodland, Hagg Hill Farm offers idyllic countryside living with the added convenience of easy access to the vibrant city of Newcastle.

The Georgian farmhouse, dating back to the 1740's, features a traditional stone facade and benefits from a recent extension that incorporates larger windows to maximise the surrounding views. Adjacent to the farmhouse, a stone-built cottage, currently used as a holiday let, could also serve as an annexe to the main house.

A door at the back of the property leads to a bright and contemporary kitchen with a separate seating area. Floor-to-ceiling windows and bi-fold doors flood the space with natural light and highlight enviable views over the Derwent Valley. The well-appointed kitchen boasts a double oven with an electric hob and fully integrated appliances. A kitchen island incorporates two wine coolers and provides ample space for breakfast bar seating.

For more formal occasions, there is a spacious dining room. This room, along with the adjoining living room, showcases traditional period features, including exposed stonework and working open fireplaces.

A cosy study, accessible from the dining room, is perfectly set up as a designated home office. A utility room with a WC adds further convenience and completes the ground floor.

Upstairs, there are four immaculate double bedrooms, each with their own en-suite shower rooms. The principal bedroom at the end of the property is wonderfully inviting, featuring a striking vaulted ceiling and wide aspect windows that showcase the spectacular countryside views. A walk-in wardrobe in this room provides an added luxury. The beautifully appointed and stylish en-suite features a large freestanding double-ended bath and separate shower.







## Cottage

The cottage offers a slightly more traditional aesthetic, featuring a spacious yet cosy open-plan kitchen diner, accented by exposed wooden beams and flagstone floors. Easy access to the Derwent Valley Park and Derwent Walk makes this holiday let an attractive hub for outdoor enthusiasts. The hand-built kitchen benefits from a range of appliances, including a range cooker, combi microwave/oven/grill, fridge/freezer and dishwasher. A central island provides an excellent space for casual dining. French doors provide access to a separate, enclosed terrace exclusive to the holiday let, which offers a tranquil spot for al fresco dining in the warmer months.

Ascending to the first floor, the double bedroom is a delightful space, featuring vaulted ceilings with Velux windows casting ample light into the room. A Juliet balcony provides a small space to take in the natural surroundings, and a modern en-suite and walk-in wardrobe provide added convenience.







## Externally

Externally, the property features a spacious south-westerly facing garden, mainly laid to lawn and bordered by mature woodland. A large stone wall feature adds character, and a gravelled terrace, accessible via the dining room, accommodates a large outdoor seating area. From here, stunning and exclusive views of the nearby countryside can be enjoyed.

## Local Information

Hagg Hill Farm is set in a stunning semi-rural location yet is only a few miles west of Gateshead and Newcastle. The nearby former railway line, which runs about 10.5 miles from Swalwell to Blackhill is now the popular Derwent Walk a footpath, bridleway and cycle track. There is easy access to the Derwent Valley Park and Derwent Walk with the opportunity to see the magnificent 'red kite' birds of prey and a host of other wildlife.

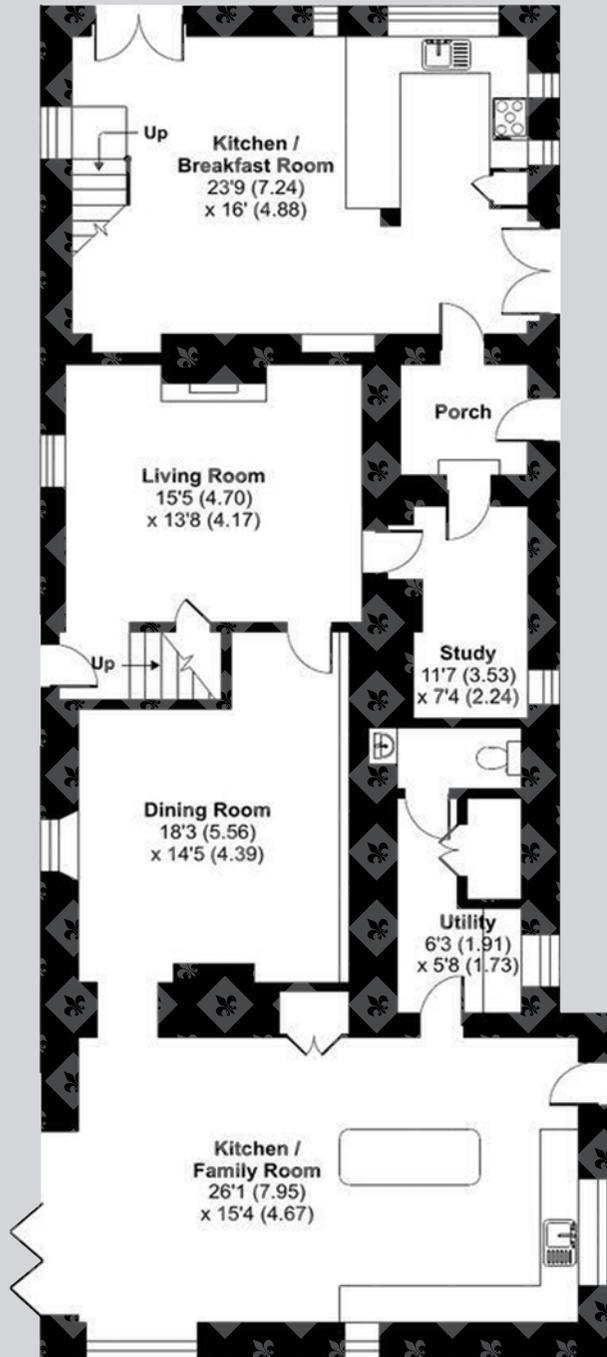
Several surrounding villages, including Rowlands Gill, Winlaton and Whickham, provide local services such as schooling, shops, post offices, pubs and restaurants. More comprehensive facilities are available nearby in Gateshead and Newcastle, which both provide excellent shopping, professional and entertainment facilities.

For the commuter Newcastle International Airport, Newcastle Rail Stations and the A1 are all extremely accessible, providing excellent transport links.

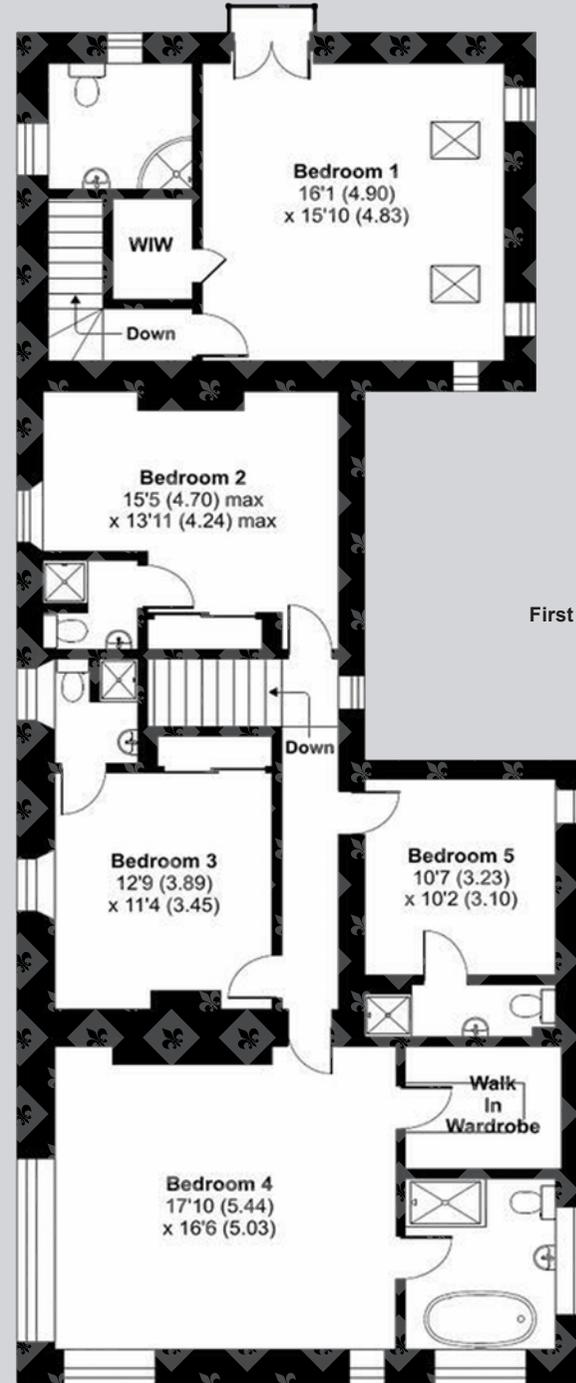


# Floor Plans

Ground Floor



First Floor



Total area: approx. 616.1 sq. metres (6623 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, private drainage. LPG gas central heating.

**Postcode**

NE21 6RS

**Council Tax**

Band E

**EPC**

Rating E

**Tenure**

Freehold

## Viewings Strictly by Appointment

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