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PROPERTIES

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Sparty Lea Farm
Sparty Lea | Hexham | Northumberland



Accommodation in Brief

Ground Floor

Sitting Room | Dining Room | Dining Room | Kitchen | Pantry/Store

Second Floor

Three Bedrooms | Shower Room n

Externally

Grade Listed Cottage With Planning Permission

Additional Stone-Built Outbuilding





The Property

Set within the wide, unspoiled landscapes of West Allen Valley, Sparty Lea Farmhouse is a characterful country home that remains true to its traditional charm while incorporating considered modern updates. The property includes a thoughtfully renovated main farmhouse, two historic farm outbuildings—including a characterful Grade II listed cottage and approximately 10 ½ acres of expansive pastureland extending to the scenic River East Allen, complete with fishing rights. As a smallholding, the estate also benefits from a reduced stamp duty classification, offering an additional advantage to prospective buyers.

The main farmhouse has been thoughtfully updated to maintain its rustic allure while incorporating modern amenities. A newly created dining room sits adjacent to the kitchen, providing a dedicated space for gatherings and featuring french doors to the exterior. The kitchen itself features an electric oven, induction hobs, and handcrafted cabinetry. The sitting room remains a focal point, centered around a log burner set in an original inglenook fireplace, while an additional adjacent dining room is anchored by another impressive inglenook fireplace with a wood-burning stove. The first floor continues the theme of understated charm with neutral lavender tones, featuring well-proportioned bedrooms offering serene views of the surrounding countryside and a modern bathroom equipped with a newly installed shower.





Development potential abounds with a Grade II listed stone building, currently an empty shell with granted planning permission for conversion into a two-bedroom dwelling. While offering an exceptional opportunity for enhancement, this historic space, with its exposed beams and grand inglenook fireplace, already provides a striking setting for gatherings or creative use. This presents a fantastic opportunity for enhancement and adds significant value to the estate. Additionally, the property benefits from extensive recent improvements, including a fully repointed exterior, a new water treatment plant, and upgraded drainage connecting the cottage, dairy, and a potential shepherd's hut site, ensuring ease of maintenance for years to come.



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Externally

Additional structures include a robust stone-built barn or dairy, which echoes the property's rich agricultural heritage and could be utilised as a workshop. A recently completed stable conversion adds further versatility, while a newly created parking area, with space for a horsebox and 6 vehicles, improves accessibility. The property's substantial landholding extends to approximately 10 ½ acres of pastureland, reaching the River East Allen and including fishing rights.







Local Information

Sparty Lea is a hamlet in the East Allen Valley, within the Pennines Area of Outstanding Natural Beauty. The beautiful surrounding area is ideal for the outdoor enthusiast with walking, cycling and nature on the doorstep including many rare birds such as the black grouse and curlew. The C2C cycle route and the Pennine Way are also both nearby. Just up the road, Sinderhope has a community centre while nearby Allendale offers everyday amenities with small supermarket, art gallery, craft shops, café, local public houses with restaurants and leisure facilities. Hexham is also within easy reach and offers further local services including a number of larger supermarkets, a selection of shops and a regular farmer's market, professional services, a leisure/sports centre, an independent cinema, busy theatre and hospital. Newcastle city centre provides comprehensive cultural, educational, recreational and shopping facilities.

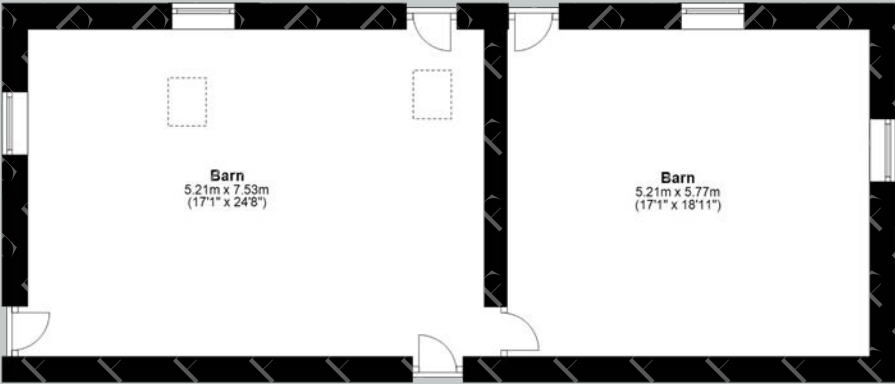
For schooling there is a primary school in Allendale while senior schooling is offered at Haydon Bridge Community High School and Sports College (HBCHS) and Queen Elizabeth High School in Hexham. In addition, Mowden Hall Preparatory School, just outside Corbridge, provides private education from nursery up to 13 years and there are several private day schools in Newcastle with transport available from Hexham.

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 provides regular cross country services to both Newcastle and Carlisle, which in turn link to main line services to major UK cities north and south.

Floor Plans

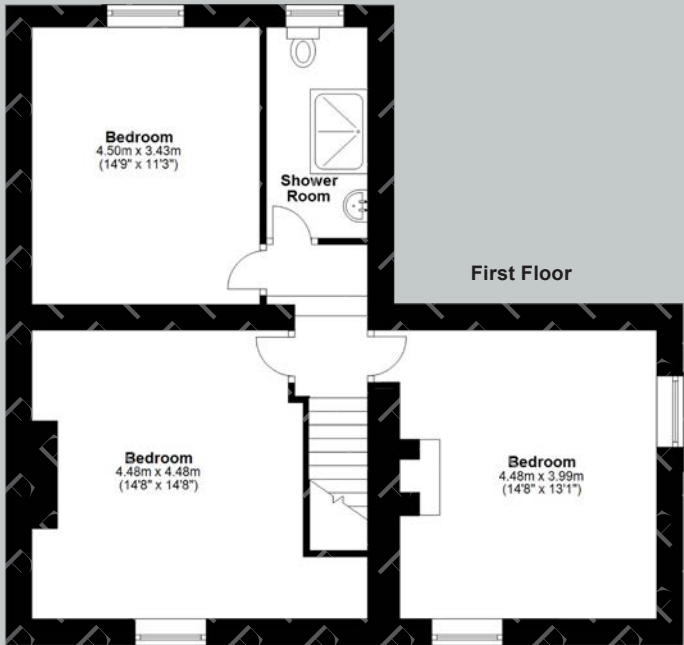


Ground Floor

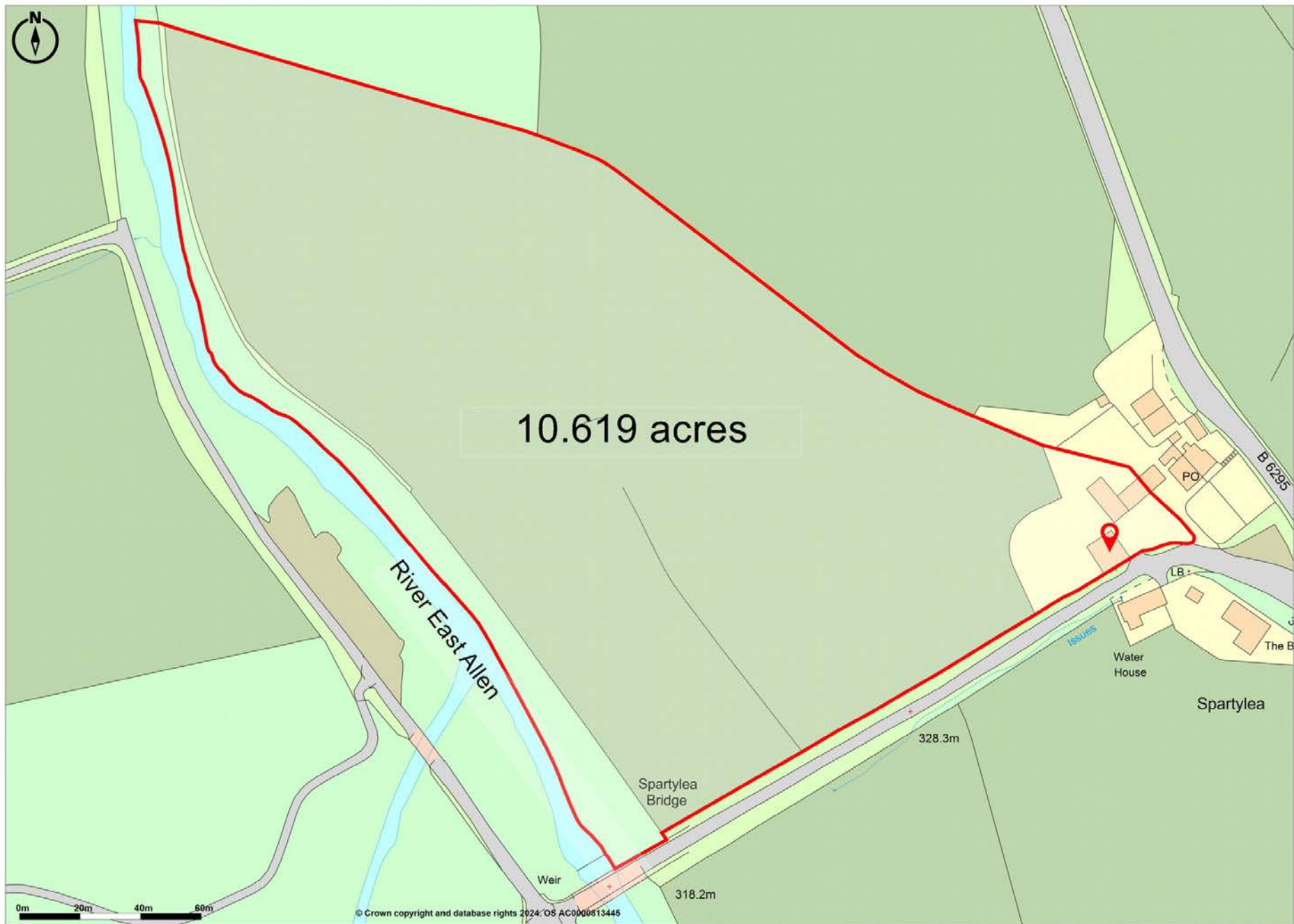


Ground Floor Outbuildings

First Floor



Total area: approx. 257.3 sq. metre (2769.2 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. Private water supply. Oil-fired central heating.
Drainage upgraded with new water treatment plant and compliant septic system.

Postcode

Council Tax

EPC

Tenure

NE47 9UA

Band D

Rating C

Freehold

Viewings Strictly by Appointment

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