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PROPERTIES

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Newton | Stocksfield | Northumberland

Laker Hall Farm





Accommodation in Brief

Ground Floor

Entrance Hall | Kitchen/Diner | Snug | Sitting Room | Conservatory
Study | Utility Room | WC | Integral Garage & WC

First Floor

Principal Bedroom with En-Suite | Three Further Double Bedrooms
Family Bathroom

External

Double Garage | Garden





The Property

Set within the exclusive Laker Hall development, Laker Hall Farmhouse occupies a tranquil, elevated position with sweeping views across rolling Northumbrian countryside. Located within an easy drive from the nearby villages of Newton and Corbridge, this attractive stone-built home offers a peaceful rural setting without compromising convenience. The property combines the timeless character of a traditional farmhouse with carefully considered modern enhancements, resulting in a spacious and versatile home ideal for both family living and entertaining.

A part-glazed door opens into the spacious entrance hall, where oak flooring and panelled walls create a warm and welcoming first impression. The staircase to the first floor rises through the centre and practical additions of a useful understairs storage cupboard, downstairs WC, and a well-equipped utility room are neatly tucked away. From the hall, the accommodation unfolds with a natural flow, guiding you through a series of thoughtfully arranged reception rooms. To the front elevation is the study, which benefits from a wood burning stove within an inglenook fireplace and French doors leading to a flagged terrace. An ideal setting for a peaceful working environment with easy access to the garden.

At the rear is a generously sized sitting room, an elegant space with a deep panelled window recess with bespoke wooden shutters framing picturesque views of the garden. A multi-fuel stove, set on a flagstone hearth, adds warmth and focus to the room, while custom-crafted dresser-style bookshelves provide both display space and practical storage.

The adjacent conservatory is a light-filled space glazed to three sides beneath a vaulted ceiling. With uninterrupted views across the gardens and countryside beyond, and doors opening onto a raised terrace, this is an ideal spot to relax or dine al fresco during warmer months.





On the opposite side of the hallway, the snug offers another inviting retreat offering serene garden views framed by additional bespoke window shutters. A multi-fuel stove sits within an impressive inglenook fireplace.

Beyond the snug is an impressive dining kitchen, featuring a striking vaulted ceiling with exposed crux beams and Velux windows, this generous space is flooded with natural light. There is an extensive range of cabinetry includes glazed display units and a central island, all finished with complementary marble work surfaces. The kitchen is exceptionally well-appointed with a freestanding five-oven AGA set against a feature stone wall, an electric rangemaster cooker, a double Belfast sink, integrated dishwasher and an American-style fridge freezer. There is ample room for a dining table and chairs, and full width bi-fold doors extend the living space out onto the rear terrace, creating an easy connection between indoor-outdoor entertaining. A door from the kitchen provides internal access to the substantial double garage, which is equipped with light and power and offers excellent storage or workshop space. Additionally, a conveniently located WC enhances practicality, while steps lead up to a full-width boarded storage area, providing further useful space for organisation.



The central staircase ascends to a half landing, where the first of four bedrooms is located alongside the family bathroom. Beautifully appointed with stylish, contemporary fittings, the bathroom features a walk-in shower and traditional bath. A further landing leads to the principal bedroom, which enjoys far-reaching views and a private en-suite shower room with large corner cubicle. Two additional double bedrooms complete the first-floor accommodation, each benefitting from the home's peaceful rural outlook.





Externally

Laker Hall Farmhouse is approached via a gravelled driveway leading to a block-paved parking area and a substantial double garage, complete with light and power. Full-height wooden gates open to an additional parking area and a private, enclosed garden, mostly laid to lawn and bordered by mature shrubs and trees. Two raised beds provide ample opportunity for planting, while a greenhouse and a garden shed provide practical storage solutions.

To the rear, the garden is enclosed by traditional stone walling and clipped hedging, ensuring a high degree of privacy. This horticultural haven boasts six raised beds, perfect for cultivating a productive kitchen garden. A broad stone terrace provides the perfect setting for outdoor dining and entertaining, while the property's elevated position ensures uninterrupted views across the surrounding countryside.

To the rear of the garage lies a fenced utility area comprising of a timber wood store, garden shed and oil tank. The property also benefits from a 3.6kw solar panel array, enhancing its energy efficiency.

Agents Note

Water Treatment Plant Details:

Owned and serviced by next door, shared between 9 properties. £150 per property 6 monthly (approx.) Laker Hall Farmhouse provides electricity to the water treatment plant (meter in garage), £75 a year per property for electricity.





Local Information

Laker Hall Farm is a short distance from the attractive conservation village of Newton in the popular Tyne Valley, situated within easy commuting distance of Newcastle. The village is surrounded by beautiful rolling Northumberland countryside and has the benefit of a village pub and community hall which includes a library. The nearby village of Corbridge is a popular, charming and historic village that sits on the River Tyne in the heart of the scenic Tyne Valley. The village offers a full range of day-to-day amenities with a wide variety of shops, restaurants, inns, doctor and dentist surgeries, community services and a garage, while nearby Matfen Hall and Close House offer excellent leisure facilities. The nearby market town of Hexham offers more comprehensive services with supermarkets, a further range of shops and professional services together with a leisure centre, cinema, theatre and hospital.

For schooling there are First and Middle Schools in Corbridge, while senior schooling is offered in Hexham. In addition, Mowden Hall Preparatory School just outside Newton provides private education from nursery up to 13 years, and there are several private day 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. Railway stations in Corbridge and Stocksfield provide cross country services to Newcastle and Carlisle where connecting main line rail services are available to major UK cities north and south.



Floor Plans



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 and oil-fired central heating.
Solar PV Panels.

Postcode

Council Tax

EPC

Tenure

NE43 7UZ

Band F

Rating D

Freehold

Viewings Strictly by Appointment

T: 0330 111 2266

E: contact@finest.co.uk





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PROPERTIES

15 Market Place | Corbridge | Northumberland | NE45 5AW

0330 111 2266 | contact@finest.co.uk

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