



LOW HOUSE

Slaley | Hexham | Northumberland

Low House

Slaley | Hexham | Northumberland | NE46 1TT

A substantial Northumberland country estate set within approximately 37.5 acres of grounds

Price Guide: Offers Over £2.5 Million

Hexham 5.1 miles, Riding Mill 5.6 miles, Corbridge 5.7 miles, Derwent Reservoir 6.4 miles, Newcastle International Airport 20.3 miles, Newcastle City Centre 24.0 miles (all distances are approximate)

- Four bedroom main farmhouse with separate one bedroom annexe
- Detached three bedroom cottage extending to approximately 1,700 sq.ft
- Extensive outbuildings, stables, paddocks and established woodland
- Beautiful formal gardens with south facing lawns, rose garden, pond, summer house and greenhouse

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A substantial and beautifully appointed Northumberland country estate, comprising a four bedroom main farmhouse, separate one bedroom annexe and detached three bedroom cottage, together with stables, extensive outbuildings, formal gardens, paddocks and woodland, extending to approximately 37.5 acres.

Low House is a particularly impressive country property, offering a wonderful combination of traditional character, modern family accommodation and extensive ancillary facilities, all set within a beautiful rural setting on the outskirts of Slaley. The main farmhouse, separate annexe and Low House Cottage provide excellent versatility for family living, multi generational accommodation, guests or potential additional income, whilst the surrounding land and outbuildings create an exceptional lifestyle opportunity.



LOW HOUSE





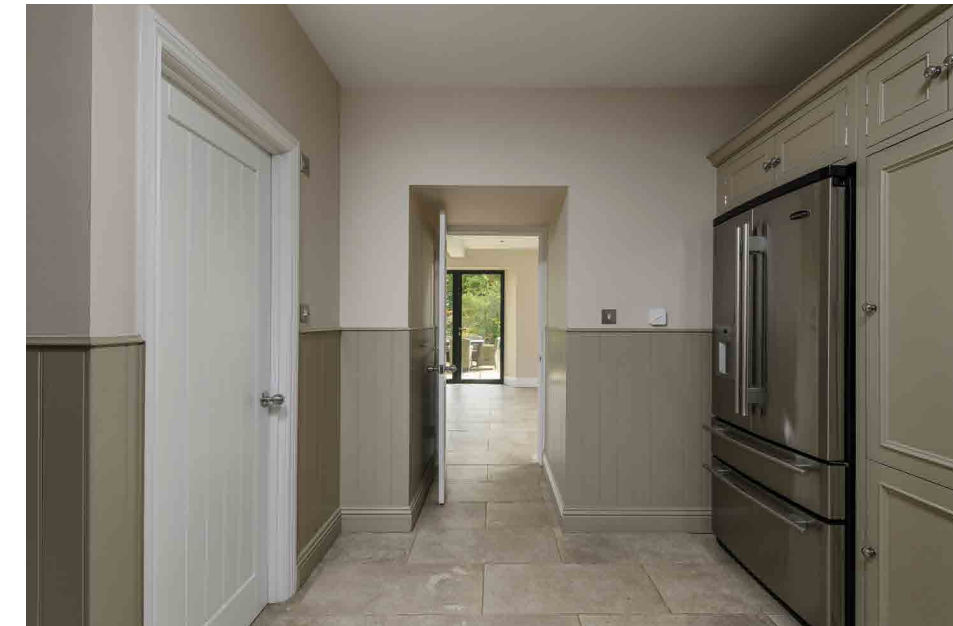


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The principal house is approached to the side and accessed into a useful utility/boot room, with a guest WC. From here, access is granted into the large integral garage with up and over door, whilst the boot room continues through into the impressive kitchen.

The kitchen has been beautifully fitted by Neptune, offering a comprehensive range of modern cabinetry and worktops, integrated appliances throughout and a large central island. Large glazed bi-folding doors open directly onto the formal gardens and terrace, creating a wonderful connection between the house and its grounds. The kitchen provides a superb everyday family space and flows naturally through into the day to day sitting room, which enjoys dual aspect views over the front gardens and towards the rear courtyard.



This room connects through to a further sitting room, again enjoying dual aspect views and providing an additional reception space for family life or entertaining. The ground floor also offers a useful study, together with a dedicated wine store, providing excellent versatility for modern family living.

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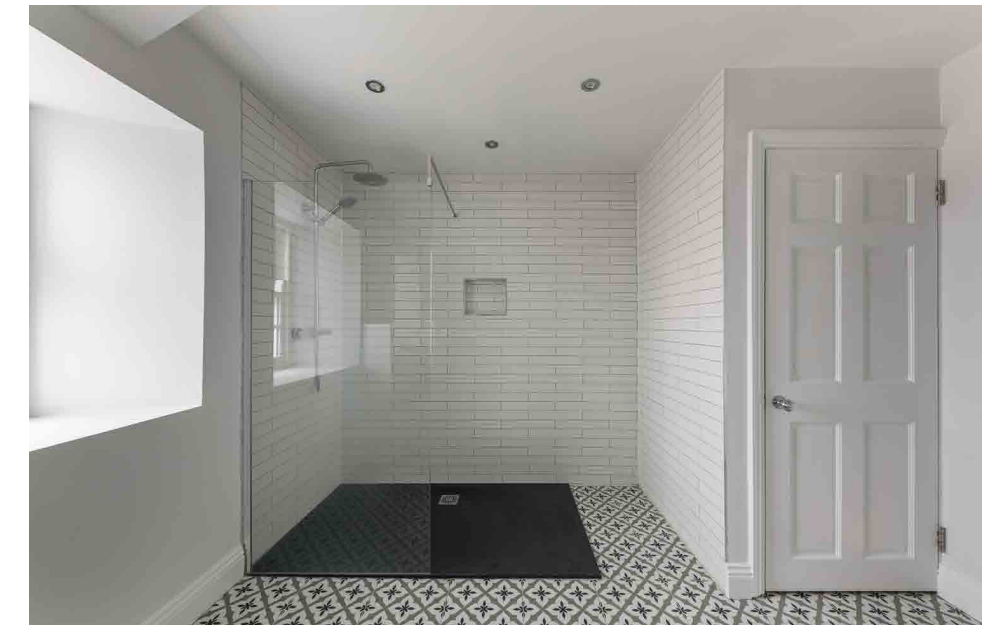
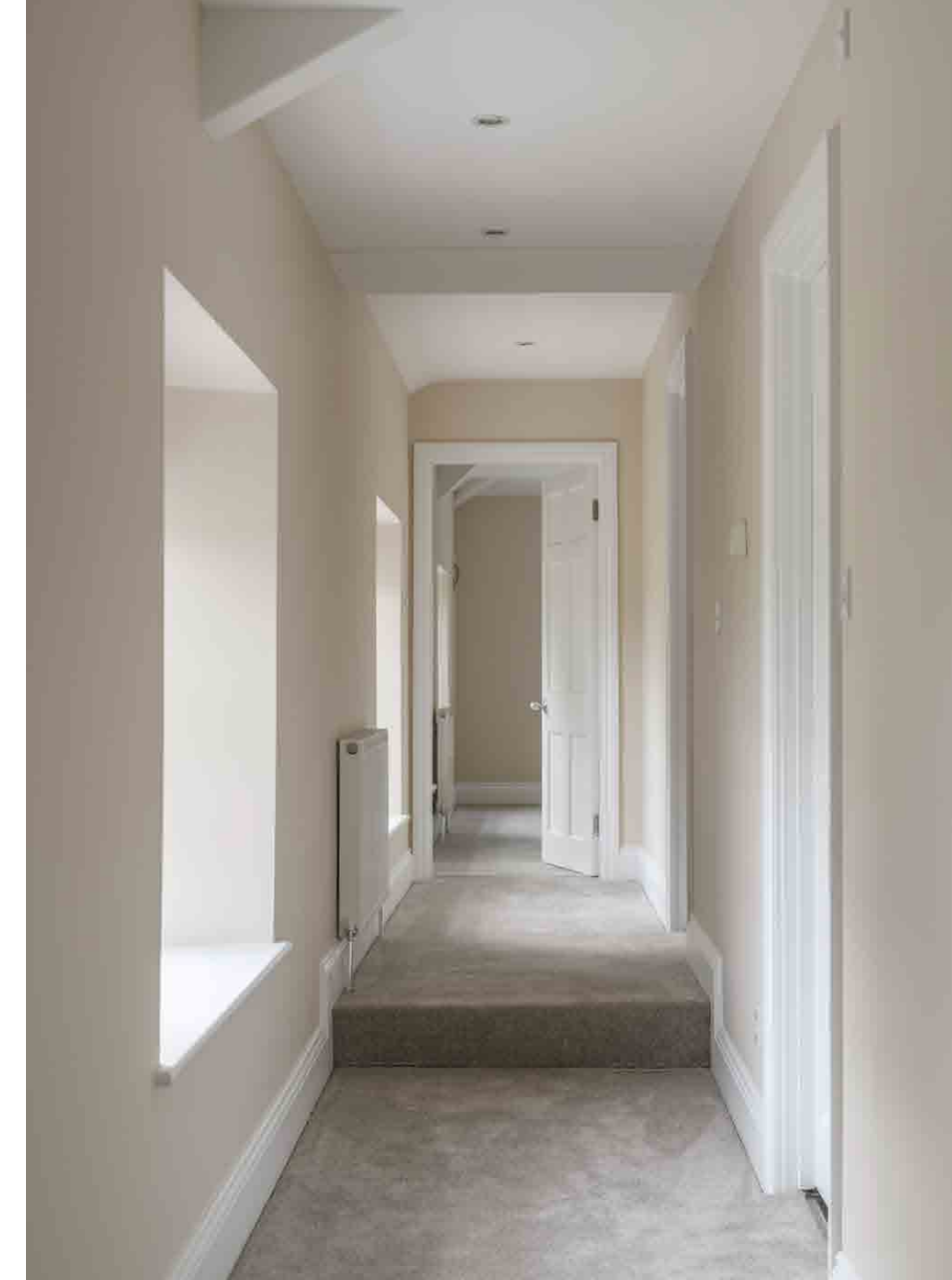
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The staircase leads to the first floor landing and onto four double bedrooms, together with two well presented family bathrooms. The principal bedroom benefits from its own separate dressing room, providing a generous and private principal suite.

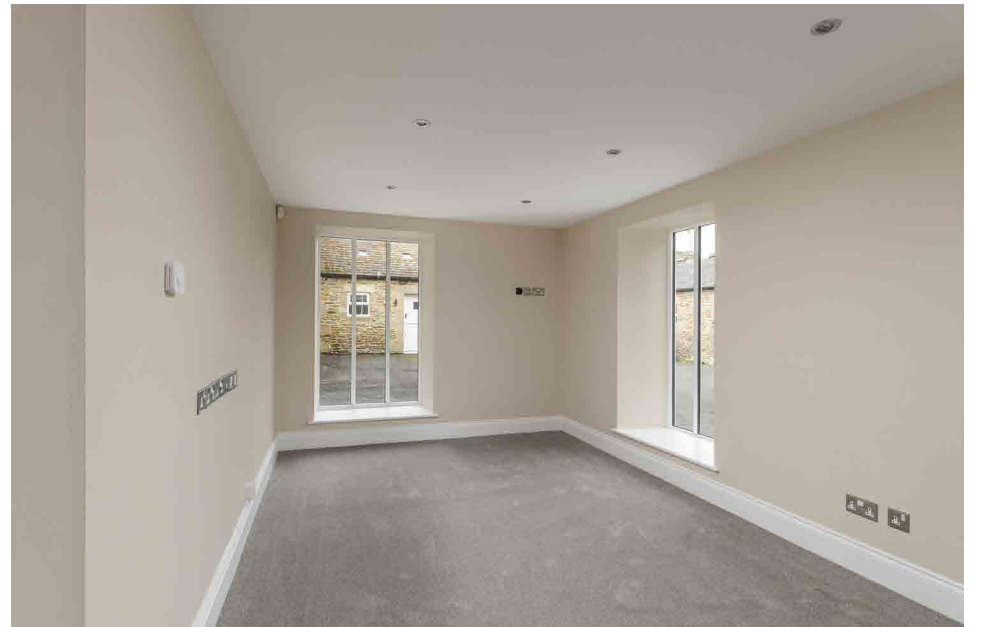
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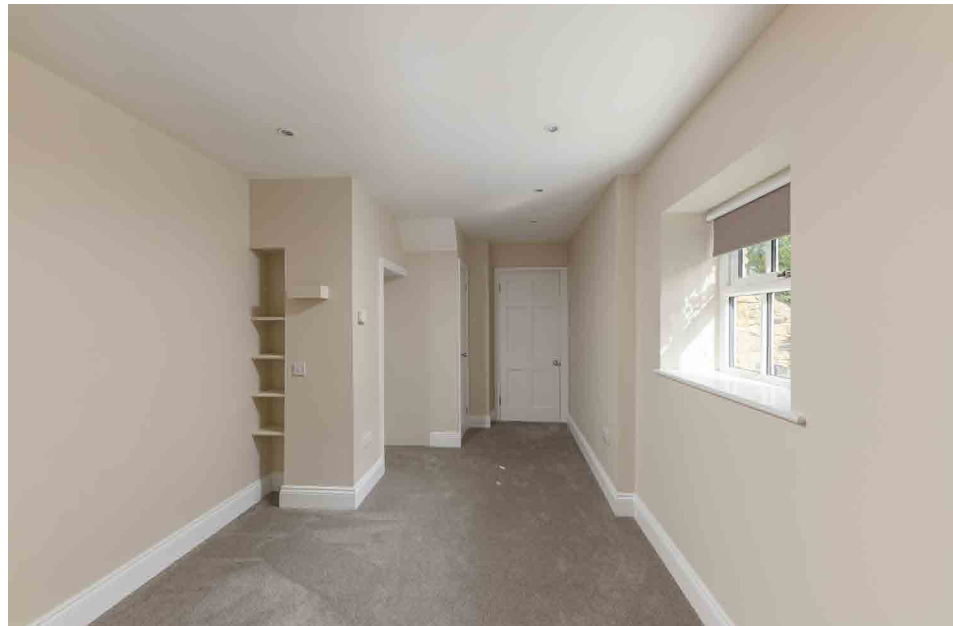
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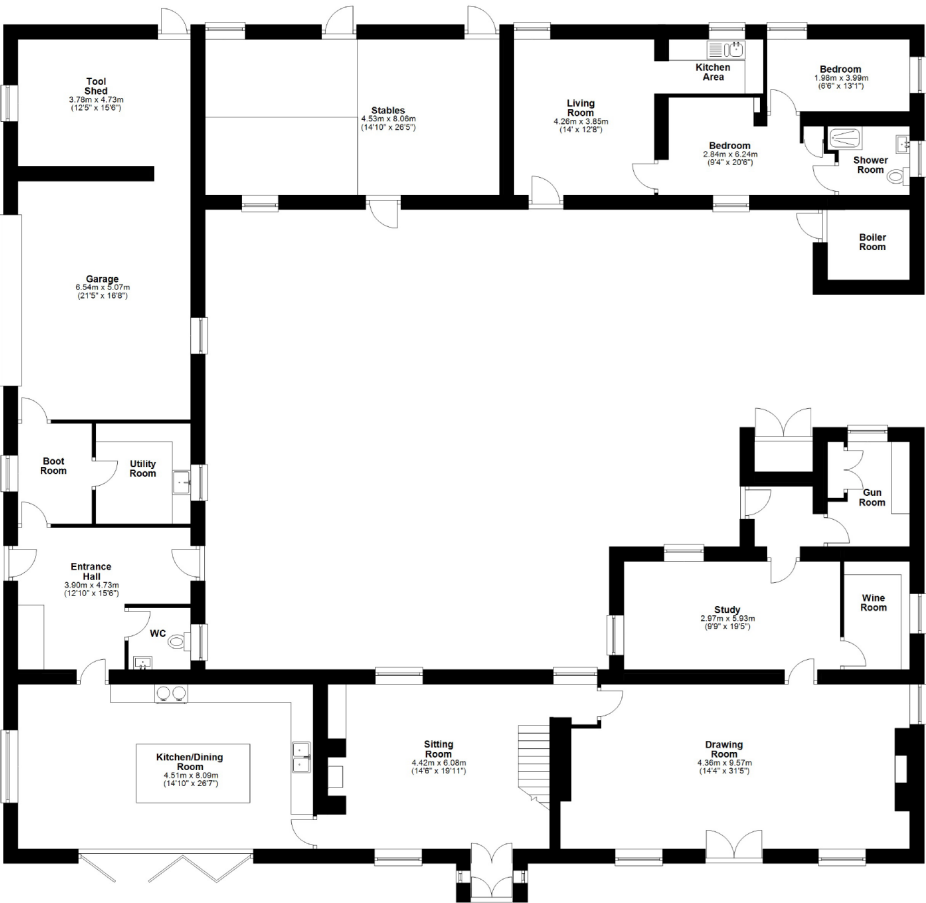


The property also benefits from a separate one bedroom annexe, offering excellent flexibility and independence. This would be ideally suited for live in parents, older children, guests or those looking for a potential additional income source. The annexe includes a large double bedroom, living room, kitchenette and shower room WC.

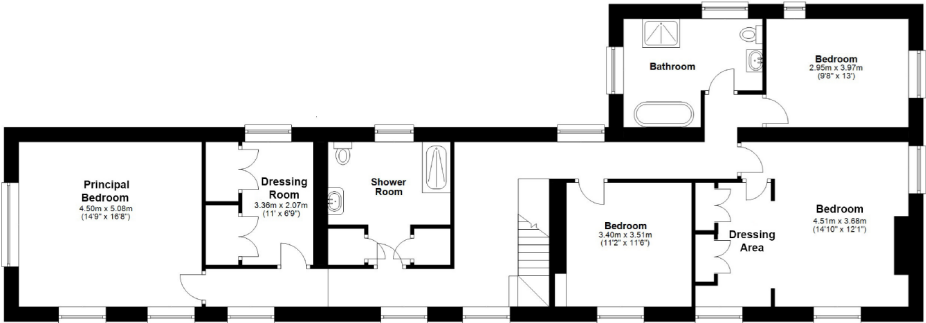


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Ground Floor



First Floor



Area: approx. 469.7 sq. metres (5056.1 sq. feet)



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Externally, the principal house benefits from access to a traditional double stable, together with a variety of useful outbuildings and coal sheds. The wider estate also includes a substantial agricultural building, offering excellent additional storage, workshop or equestrian potential.

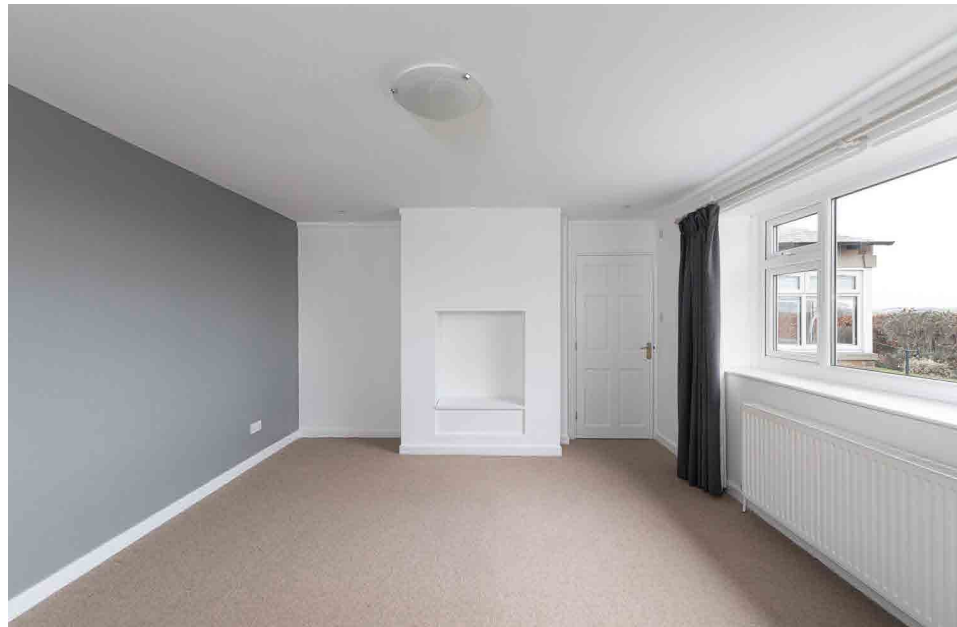
Low House Cottage provides a further excellent element to this unique property. The detached three bedroom cottage extends to approximately 1,700 sq.ft and offers a superb opportunity for guest accommodation, multi-generational living or holiday letting. The cottage provides a generous open plan kitchen, dining and sitting space, together with three bedrooms and bathroom facilities. Its detached position provides a good degree of independence from the principal house.



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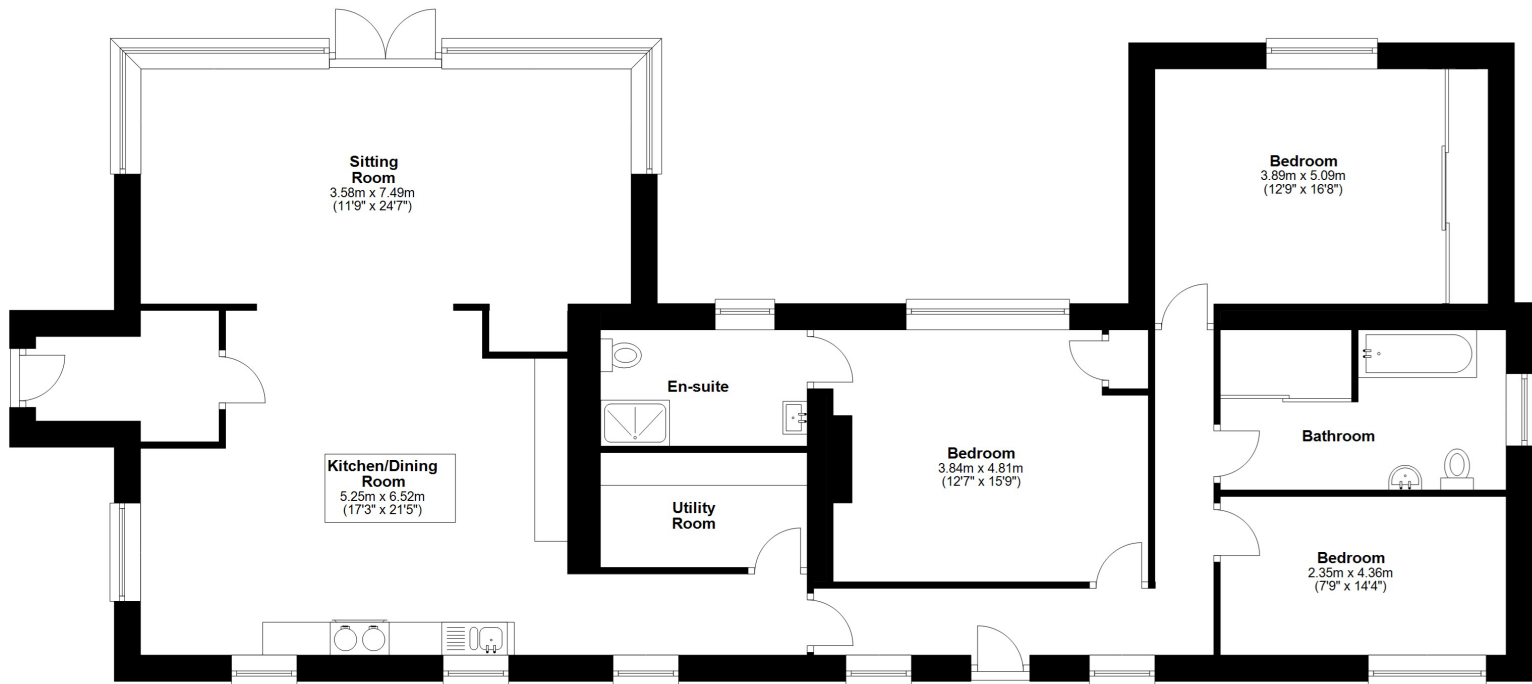
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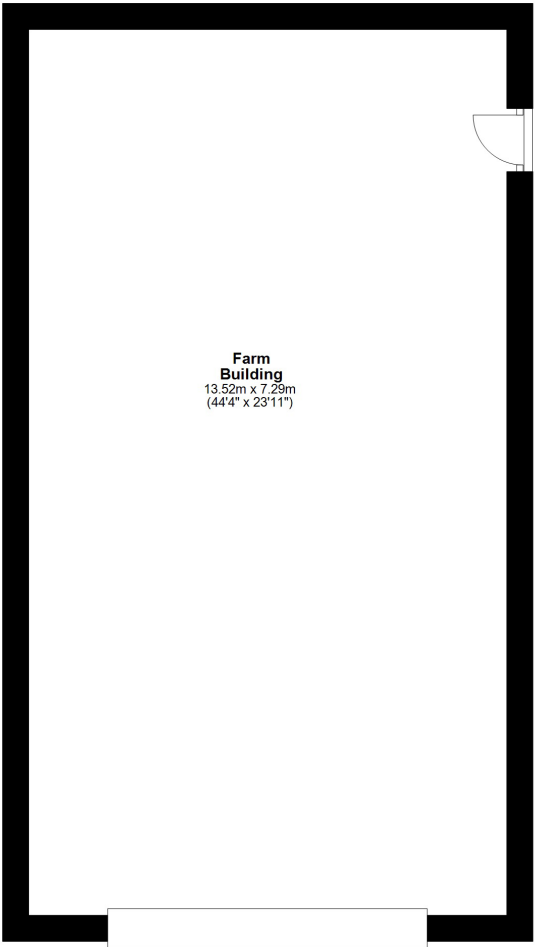


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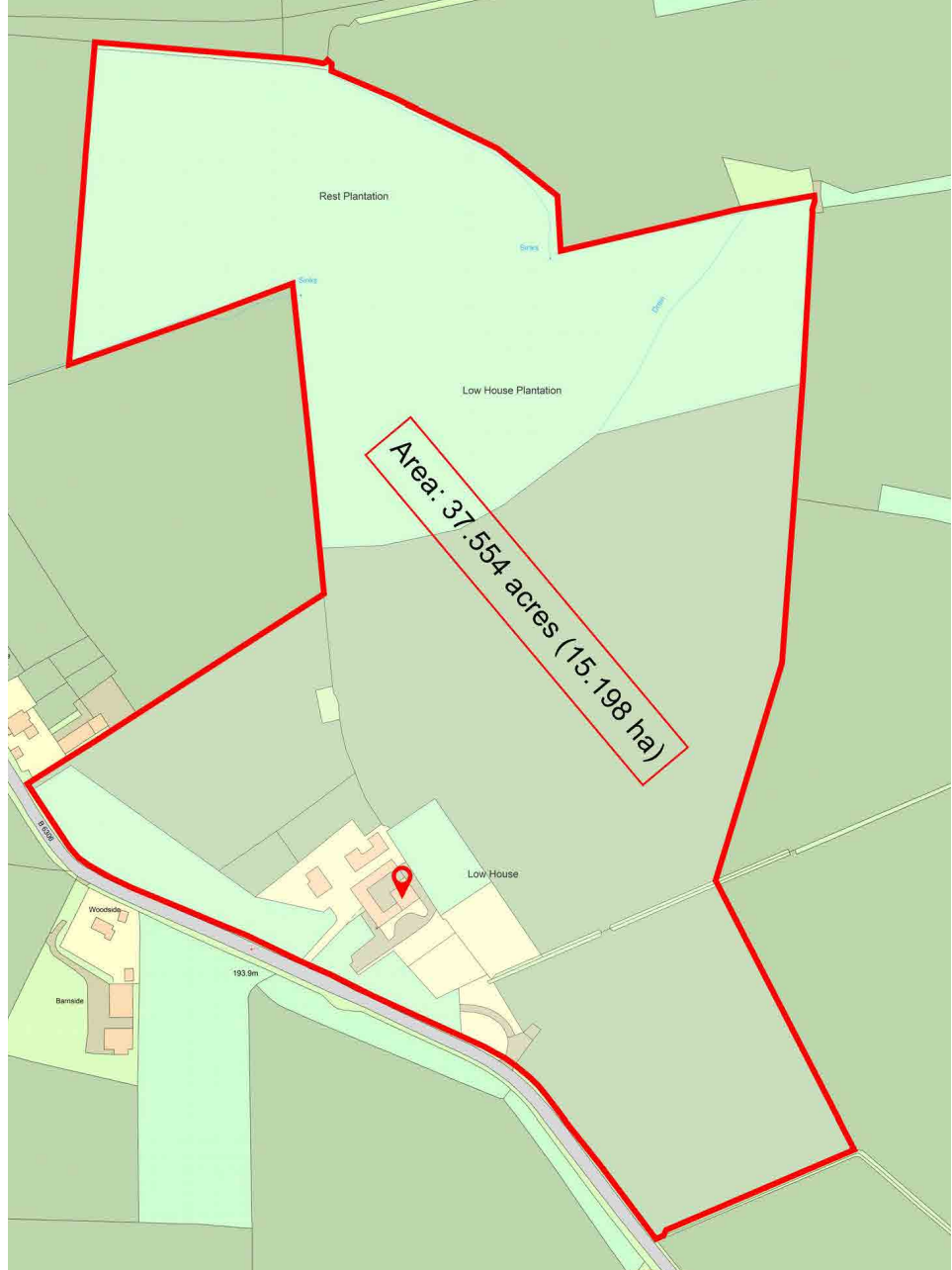


Bungalow area: approx. 155.1 sq. metres (1669.6 sq. feet)

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Farm building area: approx. 98.6 sq. metres (1060.9 sq. feet)



Externally, Low House occupies an impressive plot extending to approximately 37.5 acres, incorporating beautifully maintained formal gardens, mature planting, paddocks and established woodland. The gardens are predominantly south facing and include expansive lawns, well stocked borders, a rose garden and an attractive large pond, together with a stone terrace accessed directly from the kitchen. A summer house and greenhouse further enhance the formal garden setting.

Beyond the formal gardens, the land is arranged into three paddocks and areas of mature woodland, providing excellent scope for equestrian use, recreation and enjoying the surrounding countryside. The combination of gardens, agricultural land, woodland and extensive outbuildings provides a rare degree of privacy and versatility.

The property is situated on the outskirts of Slaley, surrounded by beautiful Northumberland countryside, whilst remaining within easy reach of Hexham, Corbridge and Newcastle. Slaley provides local amenities, whilst Hexham offers a wider range of shops, restaurants, schools, leisure facilities and healthcare services. The A69 provides excellent road links towards Newcastle and Carlisle, with Newcastle International Airport also readily accessible.

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