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SPARTY LEA, HEXHAM

£600,000

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Truly rare opportunity to acquire two exceptional stone-built detached properties within the stunning rural location of Sparty Lea. Offering a substantial main residence alongside a beautifully converted holiday cottage, the properties provide a unique combination of lifestyle, flexibility and income potential within one of Northumberland's most picturesque settings.

Tedham Barn blends character features with modern comforts, including a refurbished open-plan living space, inglenook fireplace and versatile accommodation over three floors. Tedham View has been thoughtfully converted to create a stylish holiday cottage, ideal for guest accommodation, multi-generational living or holiday letting. Externally, both properties enjoy generous grounds, ample parking and breathtaking panoramic views across the surrounding countryside.

Sparty Lea is a peaceful and highly sought-after area located within the North Pennines Area of Outstanding Natural Beauty, offering an idyllic semi-rural lifestyle whilst remaining accessible to Hexham and the wider Tyne Valley. The surrounding landscape provides endless opportunities for walking, cycling and outdoor pursuits, making it an exceptional location for those seeking countryside living.

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The internal accommodation at Tedham Barn comprises: an impressive garden room porch area with a vaulted ceiling and far-reaching countryside views, leading through to a superb open-plan kitchen, living and dining space. The kitchen has been comprehensively refurbished with modern cabinetry, integrated appliances and a gas cooker, while the adjoining sitting area centres around a striking inglenook fireplace with a wood-burning stove connected to the underfloor heating system. The ground floor also benefits from a utility room and shower room.

To the first floor are three bedrooms, including two comfortable doubles, served by a family bathroom with a roll-top bath. A spacious second-floor family room provides excellent versatility and could be utilised as additional sleeping accommodation, a home office or hobby room.

Included within the sale is Tedham View, a beautifully renovated two-bedroom holiday cottage arranged in an attractive upside-down layout. The upper floor features a bright open-plan living, dining and kitchen space with vaulted ceilings and exposed beams, while the ground floor provides two double bedrooms and a shower room. Externally, both properties enjoy generous gardens, gravelled parking areas and multiple seating spaces designed to maximise the spectacular countryside views.



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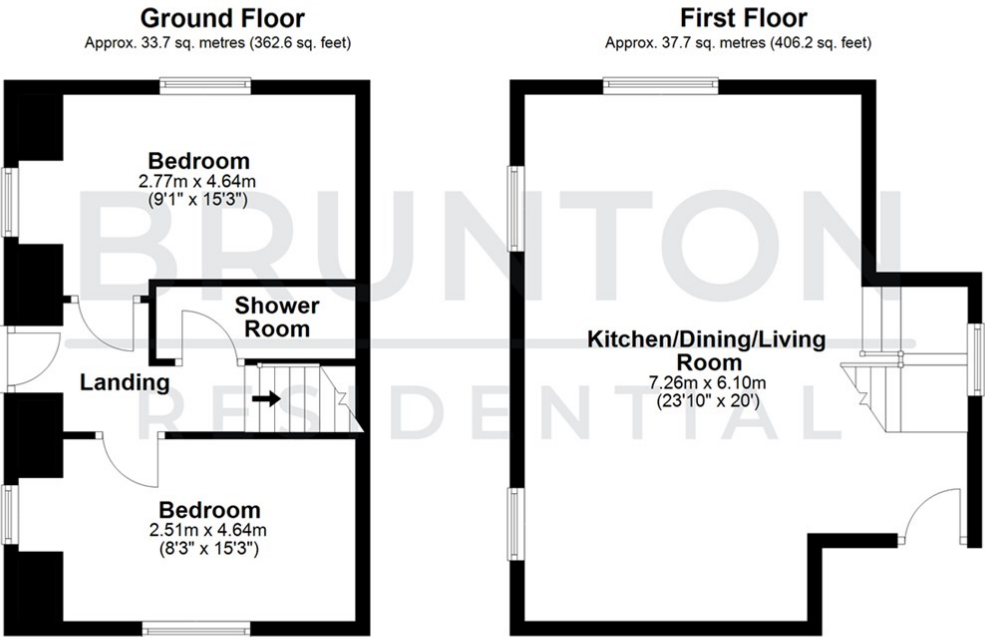
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : E

EPC RATING : D



Total area: approx. 71.4 sq. metres (768.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	75
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		