



**G**oodfellows  
estate agents.com

Parkhead Farm  
Newcastle Upon  
Tyne  
NE19 2BX

Parkhead Farm  
Capheaton  
Newcastle Upon Tyne  
NE19 2BX



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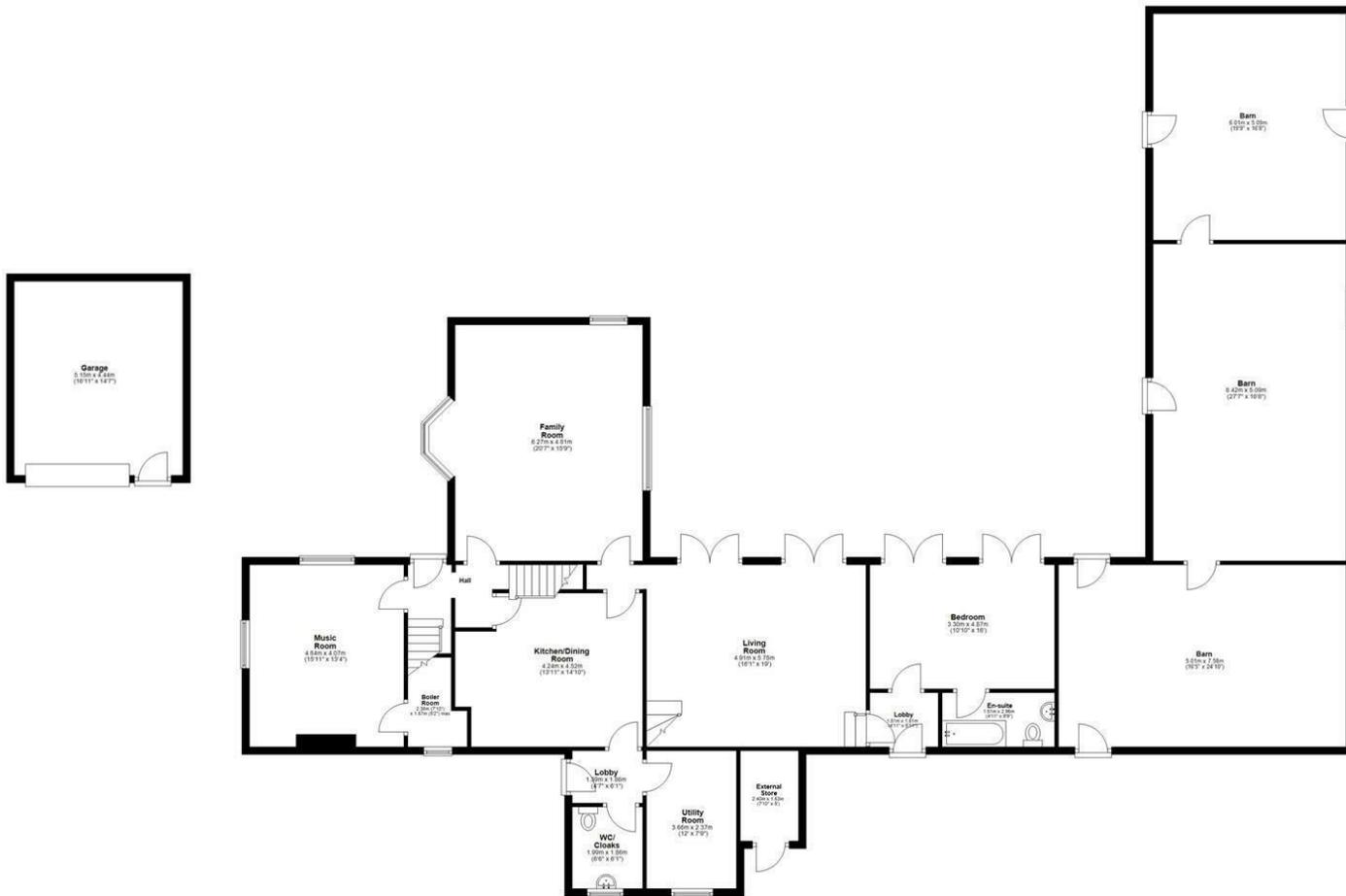


Guide Price  
£899,950

This beautifully restored five bedroom farmhouse is set in around 3/4 of an acre of land. It is in an elevated position with stunning views towards Simonside hills and across the formal parkland of Capheaton Estate. This stone built property in the heart of the country, is just over 10 minutes drive from the amenities of Ponteland Village. The house is packed with character features from old inglenooks and beams, to traditional stone Northumberland arches. The property offers extremely flexible family accommodation and the arched barns and stable offer an exciting development opportunity (subject to relevant permissions) Briefly the accommodation comprises: Sitting Room, Dining Room, garden/second sitting room, Farmhouse Breakfasting kitchen with an AGA, five bedrooms, study, two shower rooms, two bathrooms, boot Room/WC, Laundry Room, Attached Barns, Stable and Double Garage.



Ground Floor



Total area: approx. 416.4 sq. metres (4482.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The Plan is for illustrative purposes only. Version 1

Plan produced using PlanItip

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>84</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>47</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

EPC Rating: E  
Council Tax Band: G

DIRECTIONS

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