



Horsley House

HORSLEY-IN-REDESDALE
NORTHUMBERLAND NATIONAL PARK

GUIDE PRICE

£750,000

A rare opportunity to acquire this handsome stone-built Victorian Vicarage with Coach House, designed by William Hodgson in the early 1880s, set in circa 0.8 acres of mature gardens, kitchen garden and paddock and located in the pristine Dark Skies country of Redesdale – just three miles north of Otterburn.

Closer than you think

Horsley House sits within the tranquil beauty of Northumberland National Park, but is far from cut off. Newcastle Airport is an easy 40-minute drive via the A696 or A68, ensuring that UK and international flights are within easy reach; while Newcastle City centre, with its mainline rail connections and cultural amenities, is just 50 minutes away. The market town of Bellingham, with shops, pubs, health centre and schools, is about 15 minutes down the road. Stunning countryside and Kielder Water Park provide instant access to all manner of outdoor pursuits including hiking, cycling and sailing. This is genuine rural living, within good commuting distance of local amenities, railways and airport – refreshingly peaceful and pollution-free.

Affordable and spacious living

At 4,375 sq.ft, Horsley House offers exceptional value – substantially more space than a typical five-bedroom home at this guide price elsewhere, high-ceilinged reception rooms, including a principal sitting-room, dining-room and study, retaining ornate corniced ceilings, ceiling roses, period marble fireplaces and a sweeping staircase with cast-iron balustrades. Five double bedrooms, two bathrooms and a further WC complete this accommodation, alongside a large well-appointed kitchen, utility room, pantry, additional office and wine cellar.



Built to last and updated for modern life

Both the main house and coach-house have recently been reroofed and the property benefits from full-fibre, high-speed broadband, a biomass pellet boiler central heating system, Aga and Everest secondary glazing for improved insulation. Period features are sympathetically preserved and combined with practical updates for comfortable living.

The grounds

Around 0.8 acres of mature gardens already planted with trees, hedges and bushes, a kitchen garden and a secluded yard surround the house, with an adjoining paddock and private driveway with turning circle. There is ample space for comfortable living and relaxing to enjoy the wonderful scenery by day and stargaze in the UK's foremost Dark Skies Park at night.



Detached coach-house and yard: a rare opportunity

A stand-out feature of this country residence is the detached stone Victorian coach house, set in its own yard. Benefiting from a new roof, double-glazed windows and doors, the structure offers a blank canvas for seamless conversion into a detached home office & workshop, a luxury self-contained 2-bedroom holiday let, or a private annexe for aging parents, adult children or guests. A purchaser looking to offset costs or create multi-generational living space can tailor this space exactly to their lifestyle needs.



FLOOR PLANS • 406.4 SQ M / 4,374.8 SQ FT TOTAL



THE ESSENTIALS

Five bedrooms | Two bathrooms plus WC | 4,375 sq ft (406 sq m) | c. 0.8 acres | Detached coach house | EPC E | Council Tax Band F | Freehold

This property needs to be seen to be fully appreciated.

Contact Harry Douglas Estate Agency, Hexham, to arrange a viewing.