



Stoneybeck & Stoney Wall

Greenhead, Brampton, Northumberland.

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A splendid period detached house with a self-contained holiday let annexe, in a peaceful rural setting

Hexham 20 miles | Carlisle 20 miles | Newcastle 41 miles

4 bedrooms | 2 Reception Rooms | 2 Bathrooms | Garden Annex with open plan Living/Dining/kitchen | En-suite Double Bedroom | Shower Room | Garden with Hot Tub Rural Views

THE PROPERTY

Stoneybeck is a delightful period property with plenty of character with a detached annexe, set in a rural position just outside the small village of Greenhead. The property provides a wealth of attractive original features, while the annexe has modern styling and fittings throughout. The main house has a comfortable sitting room with timber beams and a fireplace fitted with a woodburning stove, while there is also a formal dining room with elegant, panelled walls and ceiling. The well-proportioned kitchen and breakfast room has farmhouse-style units, wooden worktops, a deep sink and a range cooker. Upstairs there are four well-presented bedrooms and a family bathroom, while there is a further bathroom on the ground floor. The annexe offers airy open-

plan living accommodation, with its ground-floor open plan kitchen, dining room and sitting room, that opens onto the garden via bi-fold doors. There is one double bedroom upstairs, with an en suite bathroom, while the ground floor provides a further shower room.

OUTSIDE

A five-bar wooden gate provides access to the property, with parking available on a gravel driveway to the front of the house and annexe. The garden includes paved terracing, areas of lawn, a timber-framed summer house and a covered hot-tub. The house and annexe both have separate private gardens.

LOCATION

The property is situated in a small rural community just outside the village of Greenhead and on the edge of the Northumberland National Park. Both Greenhead and the nearby village of Gilsland offer access to everyday amenities. The market towns of Haltwhistle and Brampton are both within easy reach, providing access to a wider range of amenities including high street shops, supermarkets and schools, as well as various pubs, restaurants and cafés. The area provides access to stunning walking, cycling and riding routes in the Northumberland National Park and the North Pennines AONB. Nearby transport connections include the A69, which provides access towards Carlisle, Hexham and Newcastle upon Tyne. There is also a station at Haltwhistle, providing rail links to Hexham and Newcastle.





DIRECTIONS

From the A69 turning for Greenhead, take the B630 then turn left onto Greenhead Bank and immediately right onto the B6318. After half a mile, turn right and you will find the property on your left-hand side.

Post Code CA8 7HN.

GENERAL

Services: Mains electricity, water and drainage. LPG central heating.
Local Authority: Northumberland County Council.
Tenure: Freehold
Council Tax: Band TBC - Currently business rated
EPC: Band G

VIEWING

Strictly by appointment with Galbraith Hexham
Tel: 01434 693693 Email: hexham@galbraithgroup.com

KEY TURN OPPORTUNITY

Stoneybeck is available to the buyer in a lock, stock and barrel basis having been run as a very successful holiday letting business.

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either: a) originals of primary (e.g. a passport) and secondary (e.g. current council tax or Utility bill) or b) copies of the same certified and dated by appropriate professional. Failure to provide this information may result in an offer not being considered.



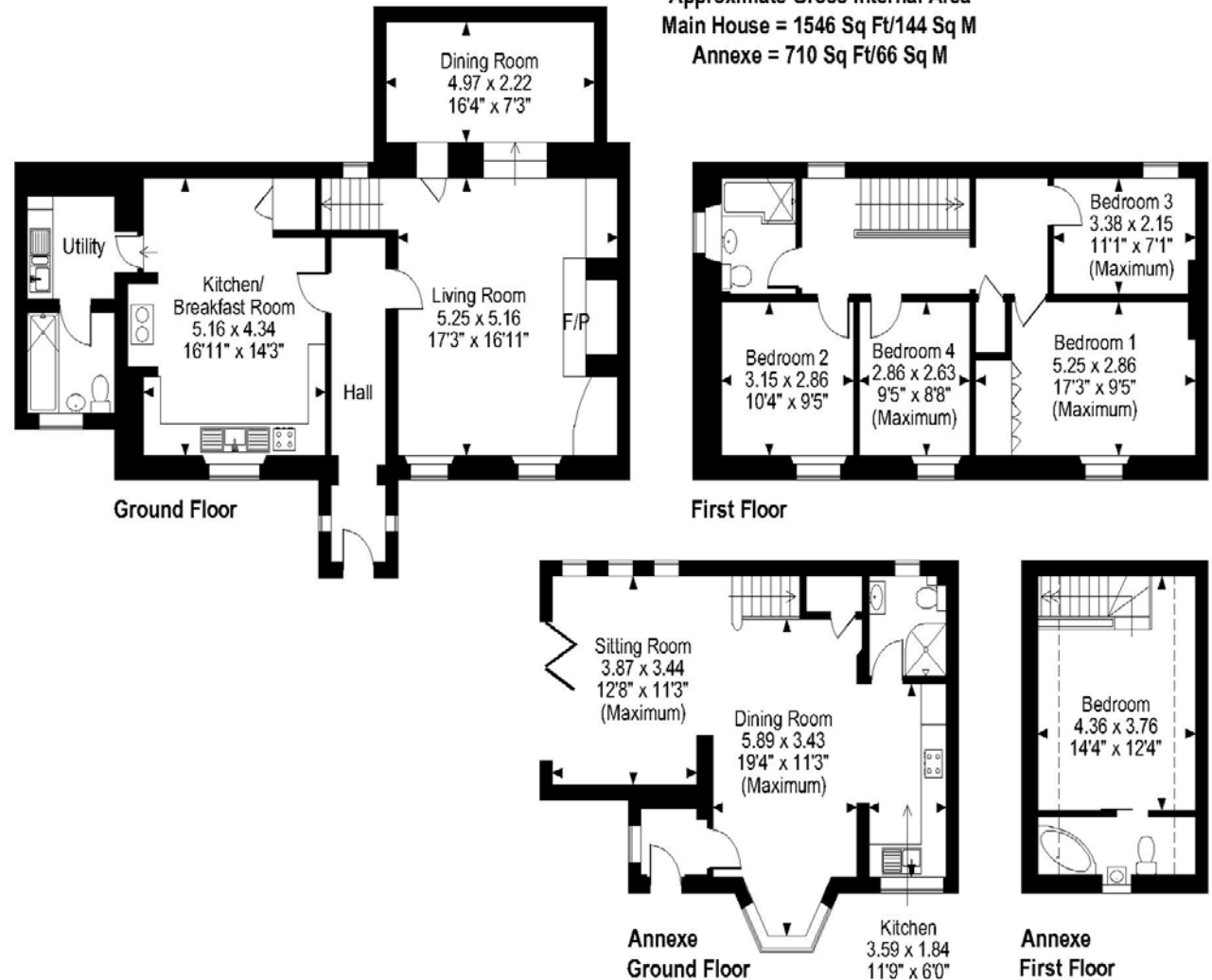
Hexham Business Park, Burn Lane, Hexham,
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Stoneybeck, Greenhead, Brampton

Approximate Gross Internal Area

Main House = 1546 Sq Ft/144 Sq M

Annexe = 710 Sq Ft/66 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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IMPORTANT NOTES

1. These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 4 If there are matters of particular importance please raise this with us and we will try to check the information for you. Particulars prepared May 2023. Photographs taken April 2023.