



South Fens Farm

Stamfordham, Newcastle upon Tyne, NE18 0LN.

South Fens Farm, Stamfordham, Newcastle upon Tyne, NE18 0LN

Beautifully presented barn conversion with stables, arena and paddocks

Ponteland 8.8 miles
Corbridge 9.3 miles | Newcastle
International Airport 10.3 miles
Hexham 13.6 miles
Newcastle City Centre 16.2
miles

Porch | Kitchen/Breakfast
Room Dining Room | Sitting
Room Study | Cloakroom/WC
Rear Hall | 4 Bedrooms | 2
bathrooms inc master en-suite
& shower room | Garden |
Extensive Yard | Office
7 Stables and Tack Room
Garage/Hay Barn | Outdoor
school | Paddocks | About 9.68
acres

THE PROPERTY

South Fens Farm is a beautiful barn conversion arranged to maximize the flow of internal accommodation and sold with the benefit of excellent equestrian facilities.

The front door gives access to an entrance porch and reception hall with attractive stone tile floor which leads through into the modern fitted breakfast kitchen. The kitchen units are arranged beneath polished granite work surfaces and include various integrated appliances. Double doors open to the dining area and open plan sitting room with

impressive karene floor and cathedral type ceiling with exposed beams and a wood burning stove. A glazed door leads to a fine garden room. Given the elevated setting of South Fens, the garden room has spellbinding views to the south over the Tyne Valley and into the Pennines.

The master bedroom suite is on the ground floor with a generous en-suite bathroom and another double bedroom. The first floor accommodation provides two further bedrooms and a modern shower room.

OUTSIDE

South Fens Farm is approached through electric double gates which lead to a substantial gravelled yard formed by the house and the extensive stable block. The garden is enclosable from the yard and lies on the west side of the house with un-interrupted views to the south. It is laid mostly to lawn with some beds to the borders. The garden is bordered by a stone wall which provides convenient and safe enclosure for children and pets. Across the yard is a range of timber stables and a central feed and hay room. The gravelled yard provides ample space for parking vehicles and gives access to a double timber garage. At the top of the yard is a paved terrace with pergola set around some mature shrub beds and a substantial office.

The property comprises about 9.68 acres in total of watered and well fenced grass pasture. There is an excellent flood lit arena with a recycled rubber surface.





LOCATION

South Fens occupies a beautiful and elevated part of the Northumbrian countryside close to Matfen, which has a thriving village infrastructure and lies close to Matfen Hall with restaurant, spa and golf course. Schooling in the area is first class. For the commuter both the A69 and B6318 Military Road provide good access to Newcastle Airport and City Centre, Carlisle and onward access to the A1 and M6. There is a regular bus to Newcastle while the rail station in Corbridge provides services to Newcastle and Carlisle. Shopping and restaurants in Ponteland, Morpeth and Hexham. The Metro station at Callerton Park enables Park & Ride.

DIRECTIONS

Head west out of Matfen. After approx three miles turn left down a country lane and South Fens Farm is at the top of the hill on the left.

GENERAL

Water via a shared bore hole, Oil central heating, shared septic tank drainage, mains electricity.
Local Authority: Northumberland County Council
Tenure: Freehold
Council Tax: Band E
EPC: Exempt as grade II listed

VIEWING

Strictly by appointment with Galbraith Hexham
Tel: 01434 693693. Covid-19 safety guidelines being observed.

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.



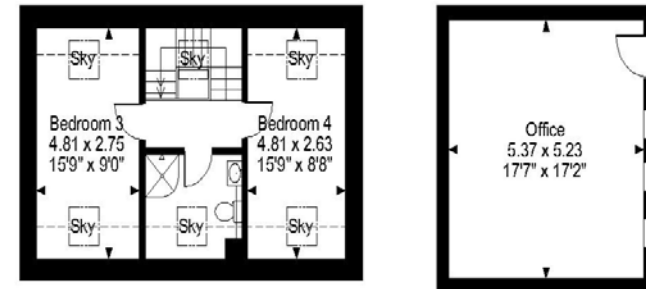
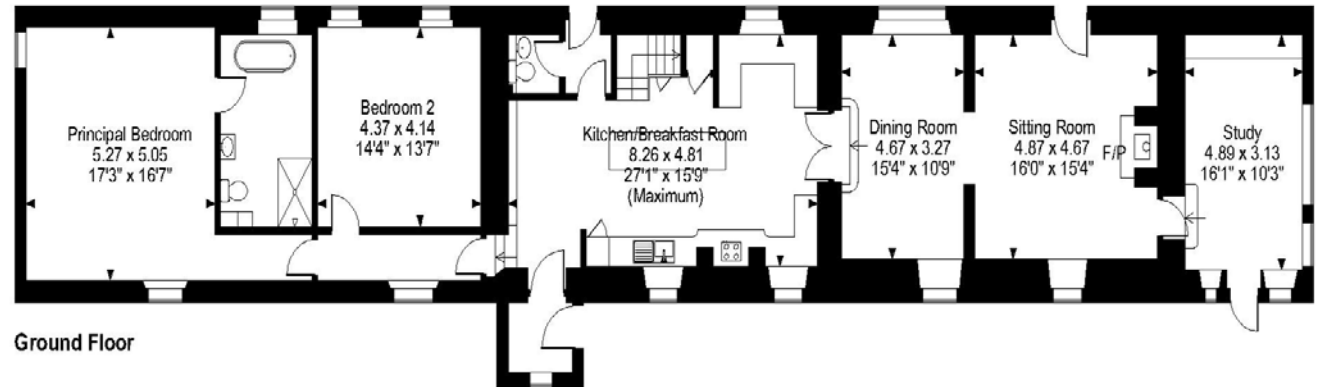
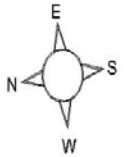
Hexham Business Park, Burn Lane, Hexham,
NE46 3RU
01434693693
hexham@galbraithgroup.com

South Fens Farm, Stamfordham, Newcastle upon Tyne, Northumberland

Approximate Gross Internal Area

Main House = 2167 Sq Ft/201 Sq M

Office = 302 Sq Ft/28 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

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8466344/SS

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 June 2021. Photographs taken June 2021.