

# Prospect Grange Farmhouse

CORBRIDGE | NORTHUMBERLAND



**FINEST**  
PROPERTIES



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A striking high specification farmhouse with 17½ acres of  
farmland and far-reaching southerly views

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Corbridge 2.1 miles | Hexham 4.7 miles | Newcastle International Airport 17.2 miles  
Newcastle City Centre 19.6 miles



## Accommodation in Brief

### Ground Floor

Entrance Vestibule | Hall | Sitting Room  
Open Plan Kitchen, Dining Room & Family Room | Utility Room  
Boot Room | Shower Room | Office | Cloakroom/WC

### First Floor

First Floor Bedroom with En-suite Shower Room  
Two Further Bedrooms | Bathroom | Storage

### Second Floor

Principal Bedroom Suite with Dressing Area & Bathroom

### Externally

Detached Double Garage | Parking







## The Property

Prospect Grange Farmhouse is a recently constructed farmhouse, subject to an agricultural occupancy restriction, with land which extends to around 17½ acres in the heart of the Tyne Valley, near to the desirable village of Corbridge. The local area is ideal for both arable and livestock farming or equestrian use, with easy access to the main infrastructure of the North East, yet peacefully located in rural Northumberland.

## The Land

The land surrounding Prospect Grange Farm has been mixed arable and pasture over recent years which is ring-fenced and divided into well-maintained fields. The 17½ acre plot of land is currently grassland, however, it was formerly arable so is extremely flexible.



## The Property

The house at Prospect Grange Farm has been recently completed and has been constructed in natural stone to an exacting standard. Blending traditional farmhouse features with contemporary elements has resulted in an extremely striking house and a layout which suits modern day living.

The property is entered via a front porch then into a welcoming entrance hall. On the ground floor is an open plan kitchen/dining/living area which is flooded with natural light by the floor to ceiling windows which also offer stunning views to the south. The kitchen is stylish and contemporary with large island, integrated Miele appliances, high quality tiled flooring and extensive storage. A wood burning stove is situated centrally as a focal point in the sitting area of the room. There is a separate reception room which is beautifully paneled with open fire and ideal as a snug/sitting room.

A guest WC is located off the hall, and there is a fully fitted laundry room and separate boot room with tiled floor to the back of the house. There is an office and ground floor shower room, ideally situated off the boot room and near the back door.

The first floor has a light and airy landing with a real sense of space. There are three generous bedrooms on this floor, all with new fitted wardrobes and one with an impressive en-suite shower room. The other bedrooms are served by a very well-appointed family bathroom with freestanding bath. The principal bedroom is on the second floor and enjoys wonderful views; there are fitted wardrobes and a spacious en-suite bathroom with beautiful tiles, freestanding bath and high-quality fittings.





## Externally

The gardens around the house have been recently landscaped, designed for low maintenance and to take in the views of the beautiful open countryside. There is ample parking to the front of the house, with a gravelled driveway which leads to the detached double garage. Lawned areas have been put down and are predominantly south and west facing to provide garden areas to enjoy the sunshine.

## Local Information

Prospect Grange Farm occupies an excellent position just two miles south of Corbridge, a popular, charming and historic village that sits on the River Tyne in the heart of the scenic Tyne Valley. The village offers a full range of day-to-day amenities with a wide variety of shops, a renowned delicatessen, restaurants, inns, doctors' and dentist surgeries, community services and a garage, while nearby Matfen Hall and Close House offer excellent leisure facilities. The historic market town of Hexham offers further professional, retail and recreational services including large supermarkets and a hospital. Newcastle city centre is also within easy reach provides comprehensive cultural, educational, recreational and shopping facilities.

For schooling there are First and Middle Schools in the village, while senior schooling is offered in Hexham. In addition, Mowden Hall Prep School is situated just outside Corbridge together with several private day schools in Newcastle.

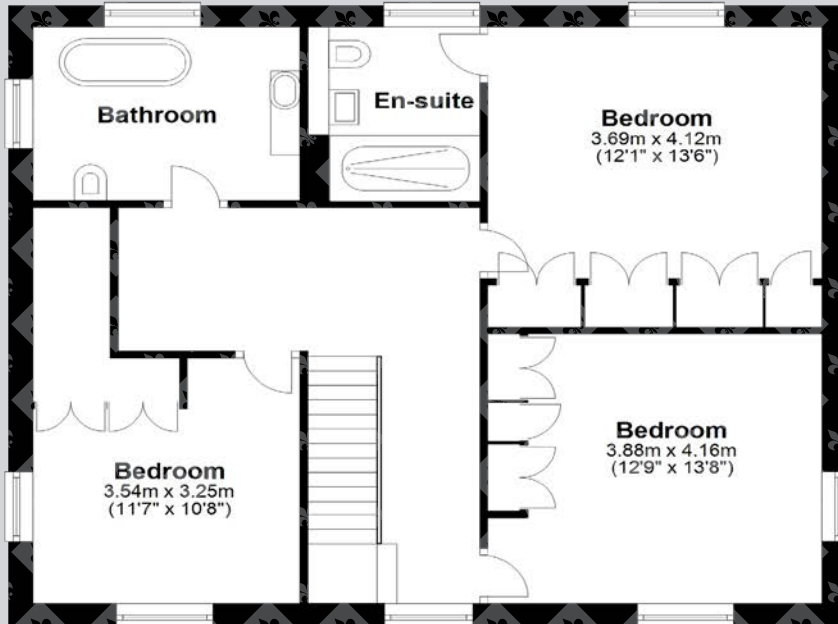
The property is convenient for the A69 which gives excellent access to Newcastle to the east and Carlisle to the west. There is a railway station on the edge of Corbridge which provides services to Newcastle and Carlisle where connecting main line rail services are available to major UK cities north and south. Newcastle International Airport is also easily accessible.



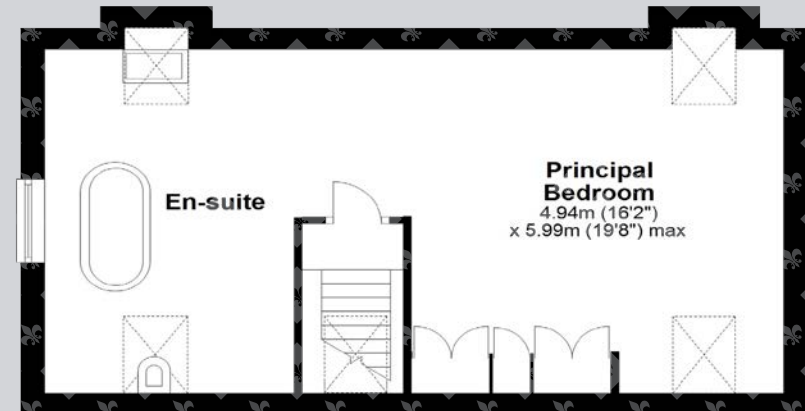


# Floor Plans

Ground Floor



First Floor



Second Floor

Total area: approx. 260.5 sq. metres (2804.4 sq. feet)



Google Maps

what3words



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## Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

## Services

Mains electricity and water. Private drainage to package treatment plant.

## Agents Note

Prospect Grange Farmhouse is subject to an agricultural occupancy restriction, meaning an occupant of the property must meet the criteria of working in, or retired from working in agriculture or forestry. For clarity or questions on meeting these conditions, please contact us.

## Entitlements

**Basic Payment Scheme** - The Entitlements are excluded from the sale.

Postcode	Council Tax	EPC	Tenure
NE45 5RU	TBC	Rating C	Freehold

## Viewings Strictly by Appointment

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of distinctive property*

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