



SOUTH FARM FARMHOUSE, SLALEY, HEXHAM
NORTHUMBERLAND, NE47 0BQ



SOUTH FARM FARMHOUSE, SLALEY

Hexham, Northumberland, NE47 0BQ

Charming three-bedroom Grade II listed farmhouse, delightfully positioned to enjoy beautiful rural views. The farmhouse offers scope to be redeveloped to create a delightful period home.

- 3 bedroom period farmhouse
- Central village setting
- Redevelopment potential
- Rural views
- EPC E



GET IN TOUCH

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DESCRIPTION

South Farmhouse, Slaley is a substantial three-bedroom property situated in the heart of the village, conveniently located close to local amenities and services. Offering an exceptional opportunity for renovation, the farmhouse. The farmhouse and adjoining barn are both Grade II listed and require comprehensive refurbishment, presenting significant scope to create a stunning home.

The accommodation is arranged around a central staircase, with two principal reception rooms to either side. The second reception room has previously been used as a ground-floor bedroom and includes a section that has been adapted to provide a shower area and WC, offering potential for continued ground-floor living. Leading from the main sitting room is a rear porch/garden room looking out to the south, while to the front of the property are the kitchen and adjoining utility room, both of which would benefit from modernisation.

The first floor comprises three bedrooms and a family bathroom. The principal bedroom enjoys attractive rural views to the south across the farm steading and surrounding countryside.

Externally, the property benefits from an enclosed south facing back garden & a large, mature front garden. Planning permission has been granted for the creation of a new driveway, enhancing both accessibility and convenience.

This is a rare opportunity to acquire a historic village property with immense potential, ideal for buyers seeking a rewarding restoration project in a desirable rural setting.

LOCATION

South Farm Farmhouse enjoys an enviable position within the picturesque village of Slaley. Within easy walking distance are the village shop, highly regarded primary school, community hall, parish church and a selection of traditional public houses. Nearby, Slaley Hall Hotel, Golf & Spa Resort offers championship golf courses, luxurious spa facilities and excellent dining.

The historic market town of Hexham lies approximately 8 miles away and provides an extensive range of shopping, leisure and professional services, together with highly





regarded schools and a railway station offering regular services to Newcastle upon Tyne and Carlisle. The A69 provides excellent road links across the region, with Newcastle city centre and Newcastle International Airport both readily accessible.

SERVICES

Mains, gas, electricity, drainage and water are connected.

CHARGES

Northumberland County Council tax band E.

REFERRALS

In accordance with the Estate Agents' (Provision of Information) Regulations 1991 and the Consumer Protection from Unfair Trading Regulations 2008, we are obliged to inform you that this Company may offer the following services to sellers and purchasers from which we may earn a related referral fee from on completion, in particular the referral of: Mortgages and related products our commission from a broker would be £100.00 incl VAT for Mortgages and £50 inc VAT for Insurances, however this amount can be proportionally clawed back by the lender should the mortgage and/or related product(s) be cancelled early.

WAYLEAVES, EASEMENTS AND 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.

VIEWINGS

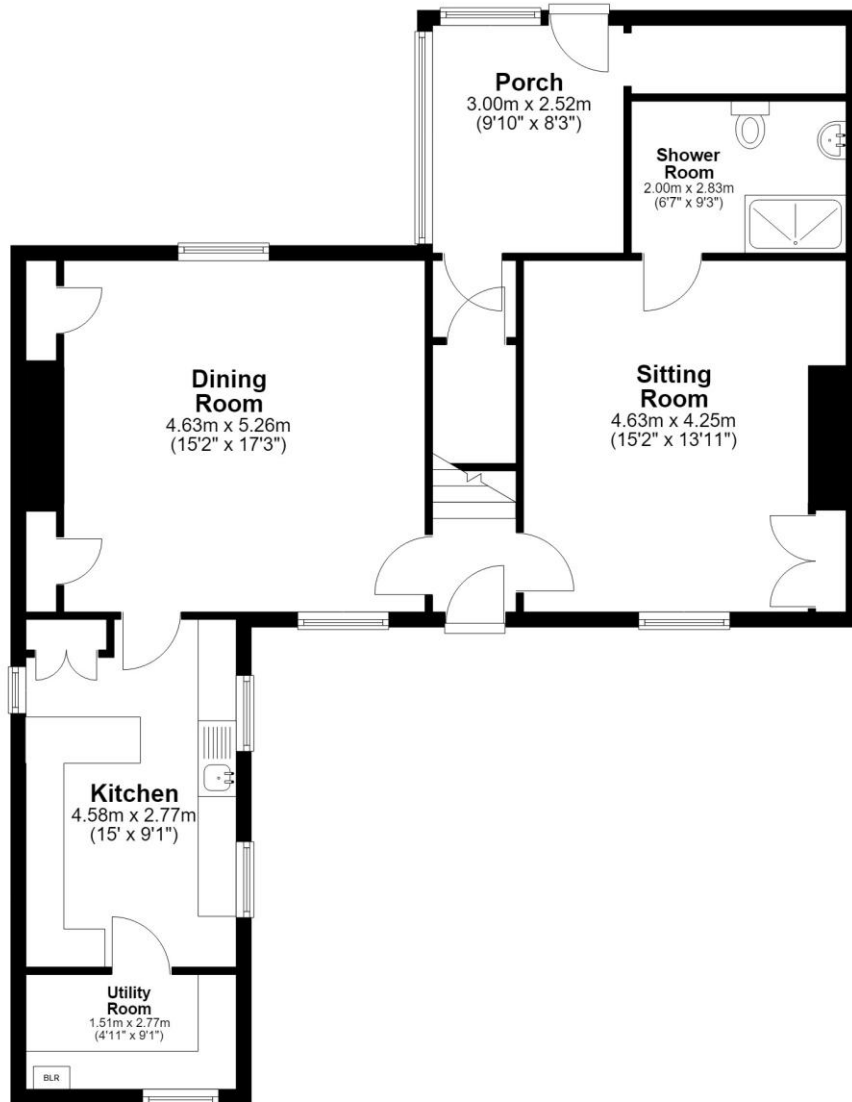
Viewings are strictly by appointment. Please contact the Hexham office to arrange a viewing 01434 608980.

FREE MARKET APPRAISAL

We would be pleased to provide professional, unbiased advice on the current value and marketing of your existing home.

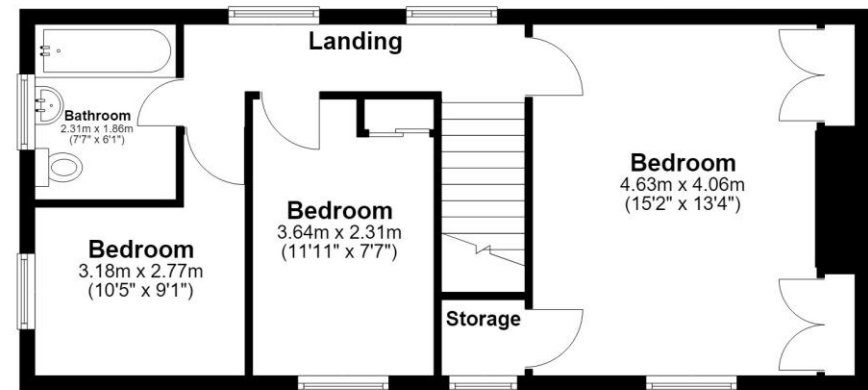
Ground Floor

Approx. 84.4 sq. metres (908.1 sq. feet)



First Floor

Approx. 49.8 sq. metres (535.6 sq. feet)



Total area: approx. 134.1 sq. metres (1443.7 sq. feet)

South Farm, Slayley

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IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of youngsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.