



Hawkwell Farm House, Hawkwell Newcastle upon Tyne NE18 0QT

Hawkwell Farmhouse is a fine example of a 17th Century grade II listed Northumbrian Farmhouse which combines period features with modern comforts. The internal accommodation offers flexible space with well proportioned and useable accommodation and privacy.

A stone porch leads to an impressive hallway with beamed ceiling and stairs leading to first floor. The breakfasting kitchen is located off the hallway with oil fired AGA and quarry slate tiled flooring providing space for family and informal dining.

A utility room and larder are conveniently located off the kitchen, with boot room and boiler room also leading from the kitchen.

The dining room and other reception rooms enjoy an outlook across the garden to the south. The open brick fireplace and deep skirting boards are set off against the quality, solid wood double glazed windows.

The drawing room has a fireplace with recently installed stove providing warmth and a focal point, pretty window seats offer views across the garden and French doors provide direct access out in to the garden and south facing terrace.

A snug or playroom or potential fifth bedroom, at the western end of the property, provides the perfect informal and flexible living space. There is an attractive open fireplace and a French door leading to the garden. A study and a modernised shower room, with recently installed shower, complete the ground floor.

At first floor level the hallway runs the full length of the property and provides access to the bedroom accommodation, comprising 4

bedrooms and 3 bathroom facilities (2 en suite bathrooms).

The principal suite comprises a large bedroom, with a magnificent en suite bathroom with walk-in shower and spa bath with luxury fittings and an expansive dressing room with fitted wardrobes.



All bedrooms face south and the guest suite has an en suite bathroom. The family bathroom is tiled and has a bath and separate shower.

GARDEN & GROUNDS

The beautiful, south facing walled garden with

expansive lawn and mature trees provides enviable outdoor space whilst retaining privacy. 3 doors lead directly from the internal accommodation to the patio area which abuts the property. This provides the ideal space for al fresco dining during the summer months. Adjoining the property is a grass paddock of about 1.5 acres which is accessed directly from the Farmhouse and stables, there is vehicular access to the entrance gateway.

A timber stable block with two loose boxes, a tack room and further gardeners garage/storage which is conveniently close to the house and paddock. Additionally a double garage with electric up and over door provides ample parking and loft storage in addition to the block paved driveway.



SITUATION

Hawkwell Farm House is located in the village of Hawkwell close to Stamfordham and within striking distance of Ponteland, Corbridge and the Tyne Valley.

Newcastle International Airport (7 miles) is within easy reach as is Newcastle Central Station (13 miles) for rail links to both London and Edinburgh.

There is a first class selection of schools within close proximity including Meadows Nursery, Stampers pre-school, Stamfordham and Belsay First Schools (both awarded Outstanding by Ofsted) and Ponteland High School. Mowden Hall School in the Tyne Valley enjoys an enviable reputation and further independent schools are available in Newcastle.

Stamfordham offers facilities on the doorstep including The Bay Horse Inn which has been recently renovated, as well as a village church and hall.

Ponteland, 6 miles to the east of Hawkwell, has a wide selection of facilities including 3 public houses, a recently opened health centre, various restaurants and a Waitrose supermarket.

Further afield is Corbridge, a pretty village with astonishing draw, renowned for its boutique shops and restaurants which serve the local population and the tourist trade.

A wide range of leisure pursuits are on the doorstep. A number of Championship golf courses are close by including Matfen Hall, 3 miles to the west, offering an excellent selection of leisure facilities. Close House and Slaley Hall are further south.

SERVICES

The property is connected to mains electricity, water and drainage. It has an oil fired central heating system with watchman gauge.

TENURE

Freehold with vacant possession upon completion.

DIRECTIONS

From Ponteland head west on the West Road, past Waitrose, for approximately 1 mile. Turn left on to Limestone Lane signposted for Dissington and Stamfordham (5 miles). Follow the signposts for Stamfordham and upon entering the village proceed past the right hand turn to Grange Road. Take the next right hand turn signposted Hawkwell, after 100 yards turn right, the gates to Hawkwell Farm House are on your right hand side after 50 yards.

FLOOD RISK

Please see website www.environment-agency.co.uk

COUNCIL TAX:

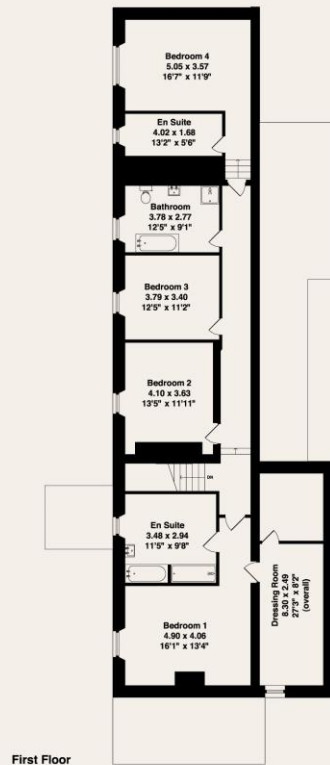
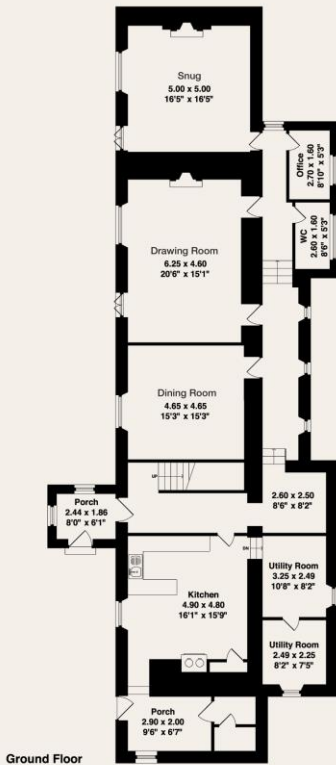
Please see website www.voa.gov.uk

ENERGY PERFORMANCE RATING:

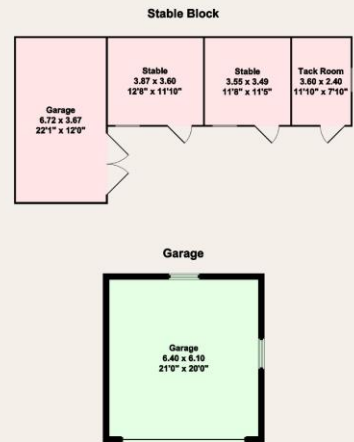
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Hawkwell, Newcastle upon Tyne, NE18 0QT
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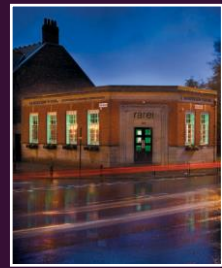
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Hawkwell Farm House
Hawkwell



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Price on Application

