



West Moor Farm & Cottage, Longhorsley Morpeth, Northumberland NE65 8QX

SITUATION AND DESCRIPTION

West Moor Farm provides an outstanding country small holding, approximately one and a half miles to the west of the village of Longhorsley. The house is surrounded by approximately 40 acres of grazing paddocks, which incorporate six individual fields with fenced surrounds.

The property is supported by an active livery, with nine loose boxes in two separate stable blocks, a tack room, a store room, a dog kennel and a large timber workshop.

West Moor Farm was built in the 1800s and was purchased by the current owners in 2003, when it was a modest cottage with a range of agricultural farm buildings. Since that time the property has been extensively renovated, modernised and improved to create a luxurious four bedroom farmhouse and a separate four bedroom cottage. The cottage provides a good income during the holiday season, but could equally be let out on a long term basis if required.

Both properties show obvious potential to be combined together, but are equally suitable as independent dwellings.

The farmhouse benefits from superb interior design and many quality fittings, including Newcastle Furniture Company cabinets in the kitchen, bedrooms, study and reception rooms.

The reception hall connects from the courtyard and links to a stunning kitchen and breakfast room, with beamed ceiling, exposed roof and feature stonework. It has a six oven Aga and fabulous furniture, as well as enjoying views to the south and west. The dining room leads from the kitchen. The sitting room has a beautiful fireplace and fitted furniture to the chimney breast. The conservatory leads from the centre of the house and has stunning views over the surrounding countryside. The study is to the front of the property overlooking the courtyard and is well equipped and furnished.

The master bedroom has a range of fitted furniture and lies adjacent to the large family bathroom, luxuriously appointed with roll top bath and a separate wet room area. There are a further three double bedrooms, as well as a family shower room and a separate wc. The large utility & laundry room to the east wing of the property gives independent access to two of the bedrooms.

The formal gardens that surround the original farmhouse are well kept and presented, with lawned areas and flower borders.

The independent cottage lies to the north and eastern boundary of the farm buildings and is a stone built, two storey house, with three archways looking onto the courtyard to the centre. It has its own hallway linking to a sitting room, with brick fireplace and a superb aspect to the west overlooking the gardens and the countryside. The family kitchen is well equipped with tasteful light oak cabinets and built-in furniture. It leads on to a utility and separate wc.

To the first floor there are four double bedrooms, the main bedroom having a luxury en-suite bathroom with separate shower and the other bedrooms having access to the family bathroom.

This cottage provides a good rental income, both on a short term holiday basis, or on a longer short hold tenancy for six months. The cottage has its own gardens and private enclosed areas, with timber deck and terrace.

The principal stable block includes a central tower and has five

loose boxes, as well as a tack room and store room. The second stable is set into a corrugated tunnel and has four further loose boxes and storage.

The surrounding grazing paddocks are ideal for cross country eventing and attract regular visitors during the summer season.

West Moor Farm is situated on the local road leading from Longhorsley to Wingates. Longhorsley is well supported by good restaurants and public inns, as well as neighbourhood shopping facilities. The road at Longhorsley connects to the market town of Morpeth which is 10 minutes away, with its outstanding shopping, schooling and rail links to Newcastle, London Kings Cross and Edinburgh. The A1 connects to Tyneside and the International Airport serving the North East.

This is a beautiful country farm in an easy accessed location, with good quality accommodation and fabulous equestrian facilities.

The property comprises:

The principal entrance is from the courtyard and leads through a panelled and partially glazed door into the reception hall.

RECEPTION HALL

With stone flagged flooring, pointed stonework, spotlighting, double panelled radiator, cloak pegs and Velux double glazed window.

KITCHEN & BREAKFAST ROOM (rear & side facing)

21'7 x 18'11 (6.58m x 5.77m)

A fabulous kitchen which was installed by Newcastle Furniture Company. It has a beautiful arrangement of painted wood base, wall and drawer cabinets with contrasting granite worktops incorporating a Belfast sink unit supplied by Villeroy & Boch. The focal point of the room is the Aga, with four ovens, two hot plates and a separate griddle. Further appliances include a built-in Miele dishwasher and a built-in Liebherr refrigerator and a separate built-in Liebherr freezer. The kitchen also incorporates pull-out refuse bins, a wooden plate rack and a fitted pantry unit with pull-out vegetable baskets and spice storage. Further features include stone flagged flooring, exposed roofing timbers and beams and Velux windows giving great natural light and overlooking the south and western elevation of the house. The breakfast area has a fitted bench seat and a stable door leading onto the gardens at the rear.



From the kitchen one door leads off to the northern passageway and bedrooms and the second leads off to the central wing of the house and further reception rooms.

DINING ROOM (south facing)

15'5 x 10'4 (4.69m x 3.15m)

With fabulous solid oak fitted furniture including dresser unit with glazed display units, a corner storage cabinet, matching dado rail, panelling up to dado rail height, central heating radiator with lattice fronted cover, window views over surrounding countryside and a door connecting to the sitting room.

SITTING ROOM (south facing)

20'4 x 15'5 (6.2m x 4.71m)

A lovely cosy sitting room and the centre point of the house. The focal point of the room is the chimney breast which is clad in cherry wood panelling and conceals the plasma screen TV and audio system, as well as housing a wood burning stove set on a stone hearth. To each side of the chimney breast there are bookcases with cupboards and glazed display units. Further features include a central heating radiator with lattice fronted cover, attractive wall lighting and a glazed and panelled double door leading onto the conservatory.

CONSERVATORY (south facing)

17'7 x 13'0 (5.37m x 3.96m)

A highly impressive room, constructed in hard wood with double glazed windows, a glazed apex roof with sash ventilation windows and double doors leading out onto the gardens. The conservatory enjoys a stunning aspect and view over the surrounding countryside and farmland and has stone flagged flooring.

STUDY (front facing)

18'6 x 5'5 (5.65m x 1.65m)

With professionally fitted mahogany furniture, including twin study desks, glazed display cabinets and shelving, single panelled radiator, windows overlooking the courtyard and a Velux double glazed window set into the roof pitch with spotlighting.

From the sitting room access is also gained to the east wing.

Returning to the kitchen, the north wing of the house has a private passageway leading to the master bedroom.

MASTER BEDROOM (east & west facing)

15'10 x 12'3 (4.84m x 3.73m)

Enjoying a pleasant aspect and view to the west overlooking surrounding countryside and farmland. It is superbly equipped with extensive handmade and hand painted wardrobe furniture, wall reading lights and an electric panelled heater.

FAMILY BATHROOM

Refurbished in recent times with a high quality suite comprising roll tap bath with side mounted taps and shower, vanity wash basin by Villeroy & Boch with storage shelving beneath, wet room area with shower and concealed cistern wc. The bathroom has walnut wood storage cabinets with illuminated mirror, spotlighting to the ceiling, Velux double glazed window, travertine tiling to the walls and floor, electric underfloor heating and heated chrome towel rail.

BEDROOM TWO (west facing)

12'2 x 9'10 (3.68m x 2.99m)

Enjoying lovely window view over the garden, built-in mahogany wardrobes and storage cupboards, electric panel heater, reading spotlights and access into the roof void.

From the east wing access is gained to a passageway which has wood flooring, single panelled radiator, a store cupboard with cloak pegs and a cupboard housing the Worcester oil fired central heating boiler. From the passageway access is gained to further bedroom accommodation.

BEDROOM THREE (south facing)

11'3 x 13'2 (3.44m x 4.02m) measurements include fitted wardrobes

A lovely bedroom enjoying a super aspect and view overlooking the timber deck area and gardens, as well as the surrounding countryside. The room has a maple wood fitted dressing table and study desk, painted wood wardrobes, storage shelving, recessed mirror and single panelled radiator.

BEDROOM FOUR (south facing)

11'1 x 11'5 (3.39m x 3.48m)

Enjoying superb views and aspect, two double wardrobes, dressing table, shelving, illuminated mirror and single panelled radiator.

SHOWER ROOM

Comprising large double shower with sliding screen doors, vanity wash hand basin, walnut wood panelling and storage cupboards, illuminated mirror and heated chrome towel rail.

SEPARATE WC

Comprising close coupled wc, pedestal wash hand basin and single panelled radiator.

UTILITY & LAUNDRY ROOM

11'3 x 9'9 (3.42m x 2.97m)

With large Belfast sink and drainer with store cupboards beneath, space for a washing machine and tumble dryer, double panelled radiator, terracotta floor tiles and a door to walk-in pantry with storage shelving.

The utility & laundry room has its own separate entrance door leading into the driveway. It provides independent access to the eastern wing and bedrooms.

WEST MOOR FARM COTTAGE

The property comprises:

This property has two independent accesses; one from the eastern gable leading to the utility room and the second from the central courtyard, with a door set in to one of the three attractive archways. It leads in to a central hall and reception hall.

RECEPTION HALL

With a staircase connecting to the first floor, useful under stairs store cupboard, tiled flooring, attractive wall lighting and door off to a sitting room.

SITTING ROOM (north & west facing)

16'3 x 16'1 (4.95m x 4.91m)

A characterful room which has pleasant window aspects overlooking the gardens and the adjacent countryside and grazing paddocks. One of the doors to the western elevation leads out onto the patio and timber deck. The room has wall lighting, underfloor heating and a feature brick chimney breast with stone lintel and a brick and stone recess accommodating the multi fuel burning stove.

To the opposite side of the hall an open doorway leads through to the kitchen and dining room.

KITCHEN & DINING ROOM (south & north facing)

18'6 x 13'10 (5.63m x 4.23m)

Beautifully fitted and fitted with light oak base and drawer units supplied by Newcastle Furniture Company, with granite worktop surfaces incorporating a Franke stainless steel sink unit, a Siemens stainless steel fronted cooking range with six gas burners, a large oven and extractor hood, a built-in refrigerator

and freezer and a slimline Siemens dishwasher. Further features include a contrasting central island with breakfasting bar and further drawer units, ceramic tiled flooring, underfloor heating, spotlighting, window aspect and view and two archways overlooking the courtyard. From the kitchen, a door leads off to the utility & laundry room.

UTILITY & LAUNDRY ROOM (south & north facing)

13'11 x 10'2 (4.24m x 3.11m)

Fitted with light cream fronted base, wall and drawer cabinets with granite worktops incorporating a stainless steel sink unit. There is space for a refrigerator, electric circuit breaker controls and a separate cloakroom with close coupled wc.

Returning to the reception hall, the pine staircase leads up to the first floor landing, with an arched window to the north enjoying views over the surrounding countryside and the hills in the distance.

FIRST FLOOR LANDING

With Velux windows giving good natural light, double store cupboard with shelving and separate single cupboard.

MASTER BEDROOM (front & rear facing)

17'2 x 10'8 (5.23m x 3.26m)

Enjoying views over the courtyard and the fields and electric panelled heater.

EN-SUITE BATHROOM

Very well appointed with a roll top bath set in a wood panelled surround, vanity wash hand basin with shelf below, double shower cubicle with sliding screen doors, close coupled wc, illuminated mirror and shaver socket, double panelled radiator, heated chrome towel rail, tiled flooring, spotlighting to the ceiling and built-in airing cupboard housing the hot water cylinder.

BEDROOM TWO (north facing)

11'3 x 9'0 (3.44m x 2.75m)

Enjoying views over the gardens and surrounding fields and electric panelled heater.

BEDROOM THREE (north facing)

11'3 x 10'5 (3.43m x 3.18m)

With views over the paddocks and electric panelled heater.

BEDROOM FOUR (north facing)

11'3 x 8'8 (3.43m x 2.65m)

Enjoying views over the surrounding fields and electric panelled heater.

FAMILY BATHROOM

With white three piece suite comprising panelled bath with handheld shower and folding screen doors, close coupled wc and vanity wash basin with store cupboards beneath and mirror above. The bathroom has tiled flooring, electric underfloor heating, heated chrome towel rail and Velux double glazed window.

EXTERNALLY

Immediately surrounding the cottage there is a private lawned garden with fenced boundaries. The garden extends to the western elevation with a timber deck area and lawned surrounds.

The principal gardens and grounds that surround West Moor Farm include two entrances. The first connects and leads to the working livery and stables, with a large hard standing suitable for many cars. The timber constructed stable block has a central archway and tower leading into the stable yard, which has access

onto five loose boxes, a store room and a tack room, with power, lighting and water.

A pedestrian access leads into its southern boundary and connects to the separate private drive which lies adjacent to West Moor Farmhouse. The driveway leads to the central courtyard and also connects to a timber constructed dog kennel and a large timber constructed National timber building (18ft x 24ft) with separate pedestrian access and ideal for use as a workshop.

The private gardens of West Moor Farmhouse extend principally to the southern and western boundaries of the property. To the foreground of the house they include a raised up timber deck and terrace, a lawned garden with well stocked flower and shrub borders, a kitchen garden and a small timber garden store shed.

To the western boundary the garden continues with open lawned areas and fence enclosures, making it ideal for pets. The western boundary enjoys a lovely aspect and view and lies adjacent to a second stable which accommodated four loose boxes set within a corrugated tunnel. It has good storage facilities, water, lighting and power. To the side of this there is a large static two berth caravan which is ideal for a groom and working support within the livery business. This could be made available with the sale or removed if required.

The formal livery, stables and outbuildings, as well as the gardens that surround West Moor Farm, have the added benefit of fabulous grazing paddocks. The land extends to approximately 40 acres which is individually divided into six fenced fields and some mature woodland. The land is ideal for grazing and equestrian use and is well known for its cross country course, which attracts considerable numbers of visitors during the summer months.

The grass paddocks are gated with water and fence enclosures.

The field parcels, excluding the gardens and stables of the house, are as follows:

ID 7891: 1.84 Hectares
ID 9393: 3.94 Hectares
ID 7825: 5.37 Hectares
ID 8009: 3.27 Hectares
ID 9419: 0.55 Hectares
ID 0423: 1.64 Hectares
ID 0514: 0.19 Hectares

SERVICES

The property has mains electric and water services.

DIRECTIONS

Take the A1 north to sign posted Morpeth and Alnwick. Branch left, then merge onto the A697. At traffic signals turn left onto West Road. Take the next two left turns.

TENURE

Freehold

FLOOD RISK

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

COUNCIL TAX:

Please see website www.voa.gov.uk

ENERGY PERFORMANCE RATING:

West Moor Farm: Grade: C
West Moor Farm Cottage: Grade: D

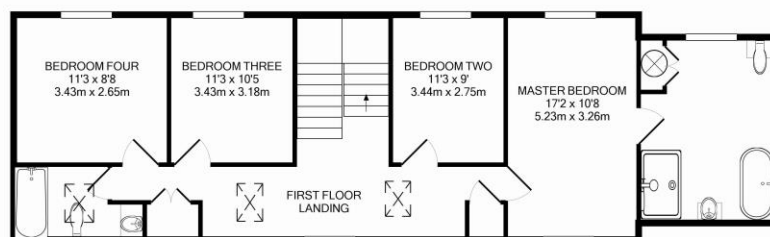


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GROUND FLOOR



1ST FLOOR

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Price on Application

