



Derwent Oak Farm, Lintzford Road, Hamsterley Mill Rowlands Gill, Tyne & Wear NE39 1ND

SITUATION AND DESCRIPTION

A rare opportunity to purchase a magnificent Grade II listed Farmhouse, with beautiful landscaped formal gardens and grazing/paddock, in total extending to circa 2.65 acres.



The historic house, with one adjacent stone dwelling, is approached via a long driveway with secure electric gates and has a gravel courtyard with parking for several cars.

The 17th Century farmhouse has retained fabulous period features including stone mullion windows, stunning stone inglenook fireplaces, a carved oak staircase, a stone flagged floor and sash windows.

The accommodation briefly comprises: reception hallway, cloakroom/wc, sitting room, dining/family room, garden room, kitchen/breakfast room with walk-in larder, utility room, master bedroom with fitted wardrobes, en-suite bathroom/wc, two further double bedrooms and a family bathroom/wc.

The Farmhouse has attractive formal gardens to the front and side elevations, with a lovely stone terrace leading from the garden room, a koi carp pond, gravel pathways and a mature copse

The property comprises:

ENTRANCE HALLWAY

16'6" x 6'5" (5.03m x 1.96m) maximum inclusive of stairs

A beautiful hallway with an original oak staircase with carved balustrade, leading to the first floor. The hallway has part wood panelled walls and beams to the ceiling. Heavy oak panelled doors open to the principal reception rooms.



SITTING ROOM

24'4" x 16'4" (7.42m x 4.98m) maximum into fireplace

A stunning, formal reception room with a large, stone inglenook fireplace with oak beam over and stone flagged floor to the fireplace. There are two storage cupboards to each side of the fireplace, beautiful stone mullioned windows to the front elevation, overlooking the garden towards the paddock, beams to the ceiling, two radiators and doors opening to both the main hallway and rear hallway.



FAMILY/DINING ROOM

18'2" x 16'4" (5.54m x 4.98m) maximum

A versatile second reception room with stone inglenook fireplace with beam over, sash window to both the front and side elevations overlooking the gardens, beams to ceiling, radiator and doors leading to both the kitchen/breakfast room and main hallway.

KITCHEN/BREAKFAST ROOM

21'1" x 11'11" (6.43m x 3.63m)

A traditional kitchen/breakfast room fitted with a range of cream wall and base cabinets with granite worktops incorporating an electric hob with extractor hood over, integrated NEFF dishwasher, double Belfast style sink, integrated double oven and fridge. There are inset spots to the ceiling and beams, and three sash windows to the rear elevation overlooking the stone terrace towards the garden. There are two radiators and opening through to the adjoining larder.



WALK-IN LARDER

11' x 3'7" (3.35m x 1.09m)

With built-in shelving and window to the side overlooking the garden.

SECONDARY HALLWAY

13' x 11' (3.96m x 3.35m)

An excellent secondary hallway with a stone flagged floor, part wood panelled walls, beams to the ceiling and sash window to the rear, to the terrace.



There is a secondary staircase leading to the first floor bedroom accommodation, radiator and doors to the cloakroom/wc, utility and garden room.

UTILITY ROOM/WC

11' x 10' (3.35m x 3.05m) maximum

With cream wall and base cabinets incorporating a sink and drainer, plumbing for a washing machine and space for a tumble dryer. The utility room/wc has windows to the courtyard and terrace, and a gas boiler set within a cabinet to the wall.



CLOAKROOM/WC

With close coupled wc, small wash hand basin, storage cabinet and a radiator.

GARDEN ROOM

14' x 10'6" (4.27m x 3.20m) plus 7'8" x 5'8" (2.34m x 1.73m)

A lovely garden room with windows and doors opening to the gravelled courtyard and stone terrace overlooking the garden. The garden room has inset spots to the ceiling, tiled floor, with French doors opening to the terrace and an additional door to the courtyard.

The main oak staircase leads up to the first floor landing to the master bedroom.

MASTER BEDROOM

16'7" x 16'2" (5.05m x 4.93m)

A generous master bedroom with a range of built-in wardrobes, dressing table and cabinets. The bedroom has a sash window to the front elevation overlooking the garden towards the paddock, beams to the ceiling, radiator and door to the en-suite bathroom.

EN-SUITE BATHROOM

12'1" x 10'4" (3.68m x 3.15m)

This en-suite bathroom has a white suite comprising: bath, separate mains shower, wash hand basin in vanity unit and close coupled wc. There is a range of fitted cabinets, tiled floor, beams to ceiling and a chrome ladder radiator. There are sash windows to the side and rear elevations overlooking the garden.



The main staircase continues to the second floor where there is a large loft room providing excellent storage, with beams to the ceiling and built-in storage cupboards.



BEDROOM TWO

20'9 x 16'5 (6.32m x 5m)

An impressive guest bedroom with a sash window to the front elevation and stone mullion windows. There are built-in wardrobes with drawers and wash hand basin in vanity unit, two radiators and beams to the ceiling.

BEDROOM THREE

15'1 x 11'3 (4.60m x 3.43m)

A third double bedroom with a sash window to the rear overlooking the courtyard, radiator, beams to the ceiling, built-in cabinets and wash hand basin and drawer space.



BATHROOM

12'1 x 11'1 (3.68m x 3.38m)

The family bathroom has a luxury suite comprising: bath, close coupled wc, wash hand basin and corner shower with body jet system. There is a chrome ladder radiator, tiled flooring, built-in cabinet and sash window to the rear elevation.

EXTERNALLY



There are formal, lawned gardens set to the front of the farmhouse with mature hedge and fence to the boundary and overlooking the paddock.

To the side of the property is a koi carp pond and raised stone terraced seating area leading directly from the garden room.

Steps lead down from the terrace to gravel pathways which in turn lead to further lawned gardens and a copse of trees to the eastern boundary.



The farmhouse also benefits from a gravelled courtyard parking area approached via a stone pillared entrance with right of way over the driveway to the courtyard area via secure electric gates.



There is also provision, although not allocated, for two parking spaces within the oak covered carport.

The site extends to approximately 2.65 acres.

SERVICES

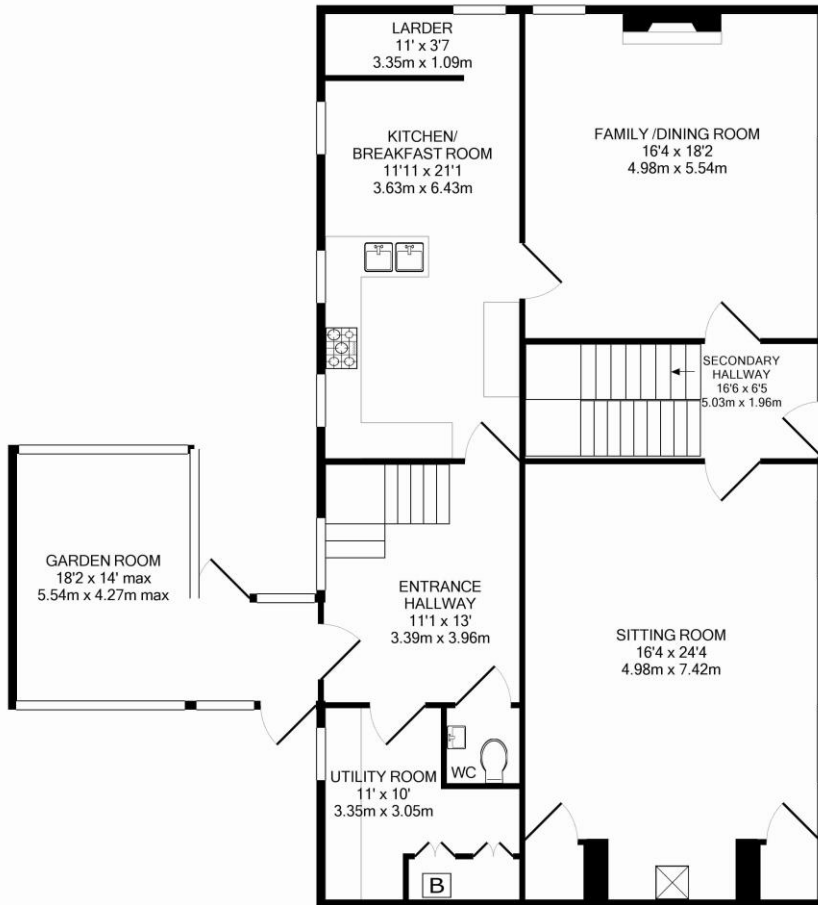
The property has mains electric, gas and water. Private drainage.

TENURE

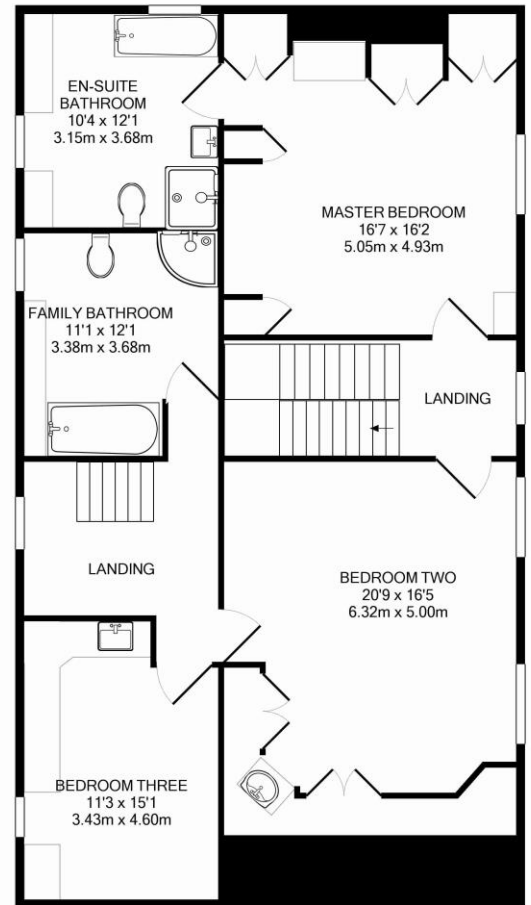
Freehold

COUNCIL TAX

Please see website www.voa.gov.uk



GROUND FLOOR
APPROX. FLOOR
AREA 1538 SQ.FT.
(142.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1286 SQ.FT.
(119.5 SQ.M.)

DERWENT OAK FARM, LINTZFORD ROAD, HAMSTERLEY MILL, NE39 1ND
TOTAL APPROX. FLOOR AREA 2824 SQ.FT. (262.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Derwent Oak Farm
Lintzford Road, Hamsterley Mill



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Price Guide: Offers over £649,950

