



rare! From Sanderson Young



Low Thornley Farmhouse
Thornley Lane, Rowlands Gill



Low Thornley Farmhouse, Thornley Lane, Rowlands Gill, Tyne & Wear NE39 1BE

Guide Price £649,950

Low Thornley Farmhouse is a fabulous stone built, detached farmhouse, occupying a very impressive site just outside Rowlands Gill. This beautifully presented property benefits from lovely south facing gardens with open lawned and patio areas, ideal for alfresco dining, as well as stunning views across the open countryside. Purchased by the current owners in 2006, the farmhouse has been extensively renovated and refurbished to create a wonderful family home, with light and bright rooms but is still in keeping with the traditional farmhouse look with exposed beams and stonework, and replacement double glazed windows set in wood frames. The large kitchen/breakfast room is located within a converted single storey barn, creating fabulous living accommodation, with a lovely large fireplace with a multi fuel stove and AGA. The property also benefits from a lovely one-bedroom annexe with a ground floor open plan lounge, kitchen and lovely bathroom wc, whilst to the first floor there is a lovely double bedroom. This annexe creates fabulous additional accommodation for independent relatives or visitors. Low Thornley Farmhouse is a lovely family home, set within the quiet hamlet of Lockhaugh, with only a number of small farm steadings, and is ideally located for enjoying superb walks and country pursuits including, cycle paths and a range of outdoor facilities. There is also easy access into Gateshead and Newcastle City Centre, as well as local access for Rowlands Gill, Whickham and Hamsterley Mill.

Rear entrance door connecting through to the reception hallway | Study with superb Inglenook fireplace | Family dining room enjoying a southerly facing aspect | Ground floor cloakroom/wc | Sitting room with Inglenook fireplace with log burning stove | Kitchen/breakfast room/ family room, situated within the single storey barn. The kitchen is fitted in a farmhouse style with wood cabinets and AGA | Utility room | First floor - Master bedroom suite with dressing room and ensuite bathroom, which can also be accessed from the landing | Second double bedroom | Second floor - Set into the roof void there are two large double bedrooms | Bathroom/wc | Externally - South facing rear gardens with lawned and patio areas | Large driveway and courtyard with electrically operated gates

Services: Mains electric, water and gas | Tenure: Freehold | Council Tax: Band F | Energy Performance Certificate: Rating D

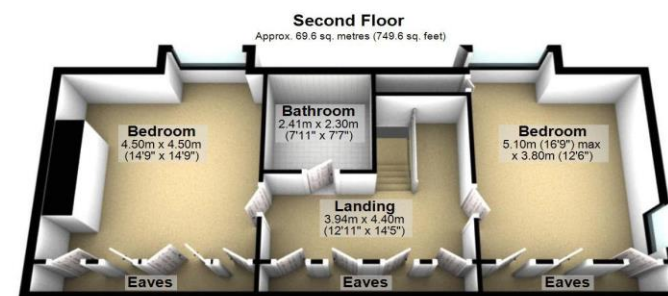
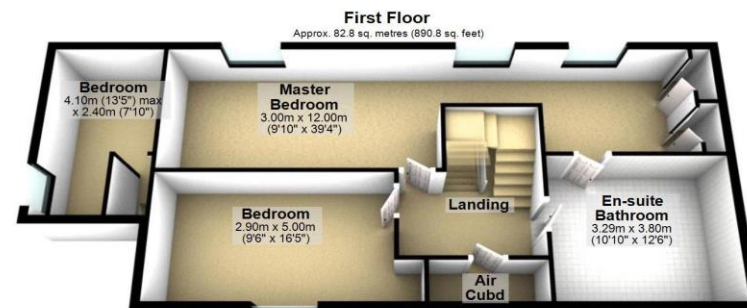
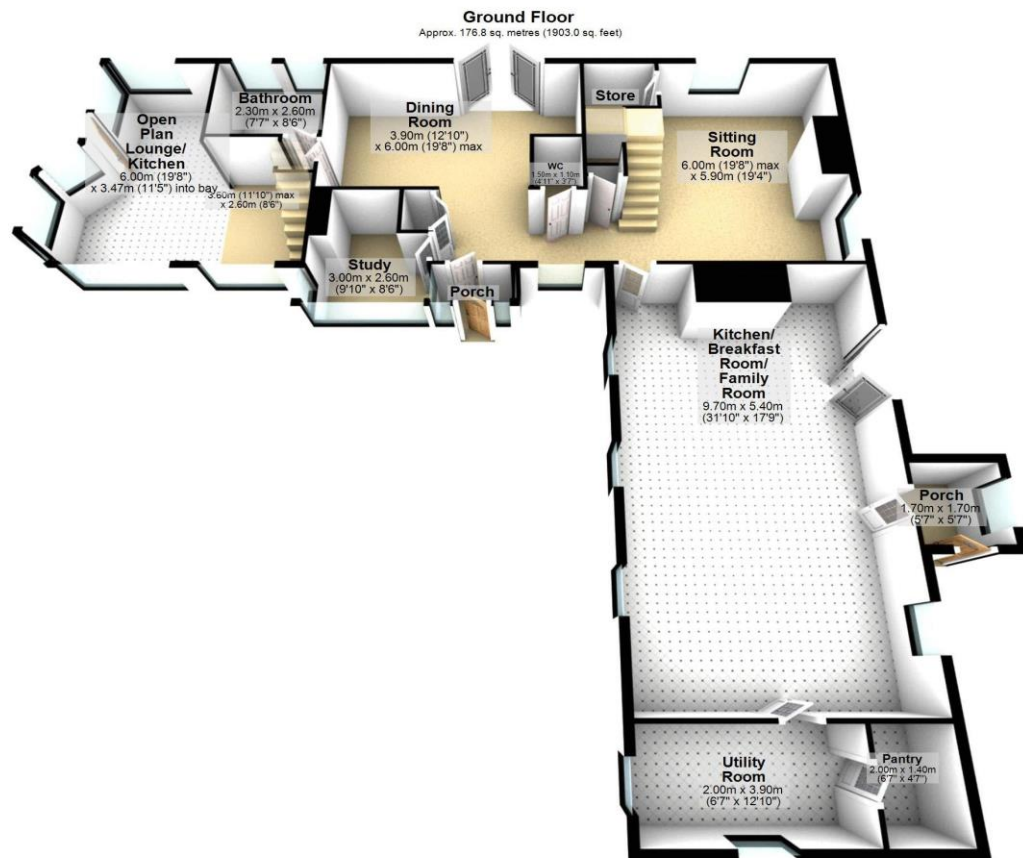
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Total area: approx. 329.2 sq. metres (3543.3 sq. feet)
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