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From Sanderson Young





Stampley Moss Farm, Thornley Lane, Blaydon-On-Tyne NE21 6LB

Guide Price £925,000

Detached Stone Built Equestrian Family Home Occupying a Substantial Plot of Over 13 Acres Which Includes a Landscaped Garden, Recently Installed Professional 'Otto Sport' Equestrian Arena, Three Large Paddocks, 9 Horse Stable and Store. This is a rare opportunity to acquire this great equestrian home which is ideally located within the quiet hamlet of Lockhaugh. Stampley Moss Farm, which was purchased by the current owner in 2017, is situated only 3 miles from the A1 Western Bypass and lies halfway between Rowlands Gill and Winlaton offering easy access into Newcastle City Centre, Gateshead and the surrounding villages of the Tyne Valley. An adjacent site is also included within the sale with the benefit of granted planning consent for two detached, new homes which could offer 2357 sq ft (219 sq.m) of internal living space each.

Boasting close to 3,000 sq ft of internal living space and accessed via a secure, electronically operated entrance gate with sweeping driveway, the internal accommodation briefly comprises: reception entrance hall with exposed stone built feature wall which rises up to the eaves with a central first floor gallery, both Velux and dormer windows, staircase leading up to the first floor with spacious under stair cupboard and archway leading along to a central passageway and to the main living room which measures 25ft with two large front windows, smaller side window and attractive rustic style fireplace with heavy timber mantle, brick interior and wood burning stove. A second door with bevelled glass panels opens onto the dining room with oak strip flooring, exposed beams, patio style sliding doors which open out onto a large stone flagged terrace overlooking the rear and part glazed double doors opening back into the living room; study with sliding door; kitchen/breakfast room with oak units, AGA, dual aspect and walk-in pantry cupboard; utility/boot room with stable style door. The central hallway then leads onto two ground floor bedrooms which are both comfortable doubles, bedroom one with en-suite bathroom and windows overlooking the front gardens; ground floor shower room and WC. The stairs to the first floor landing lead to four bedrooms, the principal suite being a large double bedroom at the end of the landing with dual Velux windows, access to an en-suite shower room and walk-in wardrobe/cupboard; bedroom three, which is situated at the opposite end of the landing, overlooks the rear garden and offers a full width triple mirror door concealing a storage space and a further access into floored eaves storage. Bedroom four has a dormer style window overlooking the front garden and with views across the Derwent Valley towards Marley Hill and a door leading into a useful and spacious storage room with scope for further development if required. Bedroom five overlooks the rear garden; family bathroom.

Externally, the property benefits from an attached 23ft double garage with twin electrically operated up and over doors together with a separate pedestrian access door leading to the rear; it includes work benches, drop down ladder leading to a loft storage area, internal power, water and lighting. There is parking for four or five vehicles on the drive adjacent to the main entrance and garage and a second block paved driveway at the opposite end of the house, again with parking for three of four vehicles. The landscaped front garden is designed around a central lawned area with mature, well stocked and varied flower beds and borders. The main garden is predominantly walled around three sides with a five-bar entrance gate at the bottom end and a further set of double gates leading in from the block paved driveway. There is an excellent, 19ft purpose-built greenhouse with stone base walls below a solid timber frame with single door at the gable end and double doors opening out onto a further stone flagged terrace. The delightful walled garden includes a wood chip play area, orchard and a variety of sitting areas with different aspects to make the best of the south east sloping aspect throughout the day. Land extends in an L shape to the west and north of the house, divided into three enclosures including an enchanting meadow with nature area and large pond. Well-presented throughout, the property extends to around 11 acres in total, offering optimum conditions for equestrian sports and a perfect opportunity for someone to create their own equestrian business whilst being close to excellent transport links and amenities. Viewings are strongly recommended.

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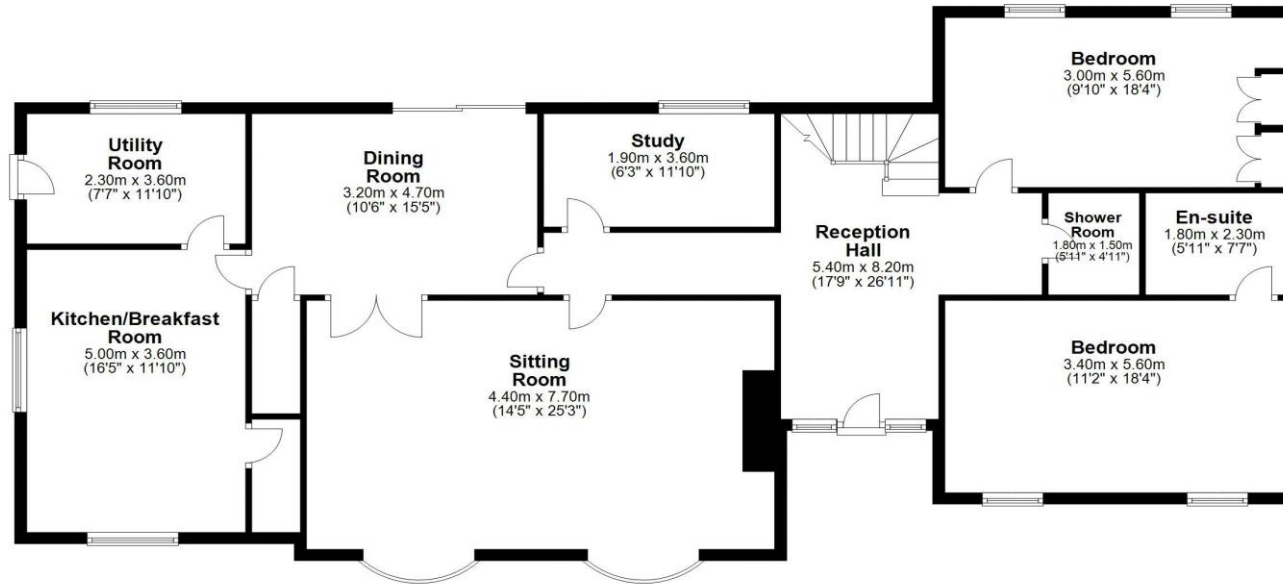






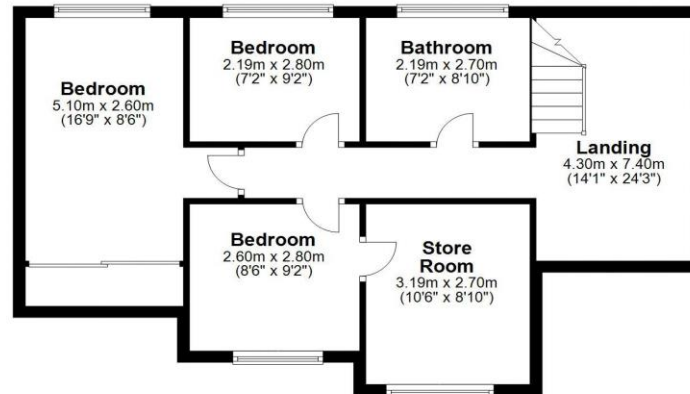
### Ground Floor

Approx. 155.3 sq. metres (1671.2 sq. feet)



### First Floor

Approx. 60.0 sq. metres (645.6 sq. feet)



Total area: approx. 215.2 sq. metres (2316.8 sq. feet)

**Stamplley Moss Farm, Blaydon on Tyne**



All confidential enquiries to:

Sanderson Young Rare! Office, 95 High Street, Gosforth, Newcastle upon Tyne, NE3 4AA

E: [duncan.young@sandersonyoung.co.uk](mailto:duncan.young@sandersonyoung.co.uk) | E: [ashleigh.sundin@sandersonyoung.co.uk](mailto:ashleigh.sundin@sandersonyoung.co.uk)

T: 01912233500 | [www.sandersonyoung.co.uk](http://www.sandersonyoung.co.uk)

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