



Callerton Home Farm

High Callerton, Newcastle upon Tyne.

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A delightful period home with plenty of potential, in a pleasant rural location

Ponteland 1 mile
Newcastle upon Tyne 7 miles

Sitting room | Dining room
Study | Kitchen | Boot room
3 Bedrooms | Bathroom
Garden | Idyllic yet convenient rural location | Some updating required

THE PROPERTY

Callerton Home Farm is a charming three-bedroom period house that requires modernisation, but offers plenty of original features and the potential to become a delightful family home.

The ground floor has a well-proportioned sitting room with two south-facing sash windows welcoming plenty of natural light, as well as a grand fireplace fitted with a woodburning stove. There is also a formal dining room and a study, while the kitchen has several fitted units and space for all the necessary appliances.

Upstairs there are three bedrooms, two of which are doubles of similar proportions, with a smaller double for the third bedroom. Both main bedrooms have original cast-iron fireplaces. The family bathroom is found on the ground floor with its modern suite, including an over-bath shower.

OUTSIDE

At the front, the property opens onto the quiet lane, where on-street parking is available for residents. There is a small area of lawned garden to the front. The walled rear garden has an area of lawn and provides plenty of potential for landscaping.

LOCATION

The community of High Callerton is located just to the south of Ponteland, eight miles from the centre of Newcastle yet on the doorstep of the beautiful Northumberland countryside. Ponteland offers a range of everyday amenities, including local shops and a supermarket. Schooling is also available in Ponteland, including the outstanding-rated Darras Hall and Ponteland Community Primary School, plus a state secondary school.

Newcastle city centre is easily accessible, providing a superb selection of shops, restaurants, bars, cafés and cultural and leisure facilities. Further schooling is also available in Newcastle, including the outstanding-rated Gosforth Academy and Gosforth Junior High Academy. The area is well connected by road, with the A1 just five miles away, while mainline rail services can be accessed from Newcastle station (approximately three hours to London Kings Cross).





DIRECTIONS

From junction 77 of the A1, take the A696 towards Ponteland and after 3.7 miles on the A696, take the first exit at the roundabout onto the B6545/Rotary Way. At the next roundabout, take the first exit onto Callerton Lane and after 0.8 miles turn left, then right, then left again, and you will find the property on your left.

Post Code: NE20 9TT

GENERAL

Services: Mains Water, electricity and drainage. Gas central heating.

Local Authority: Northumberland County Council

Tenure: Freehold

Council Tax: Band TBC

EPC: Rated D

VIEWING

Strictly by appointment with Galbraith Hexham

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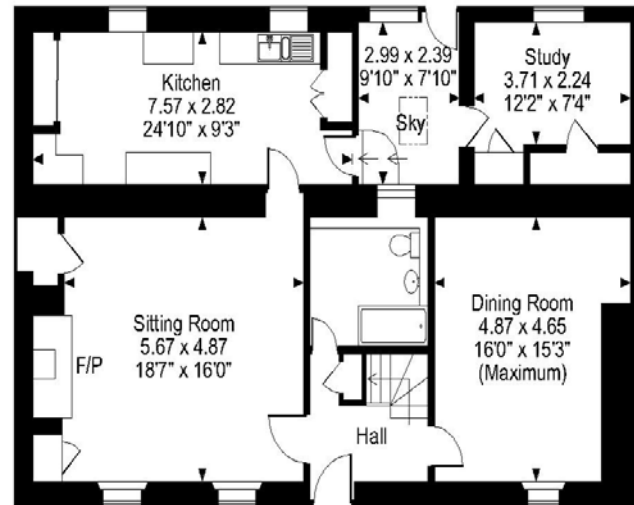
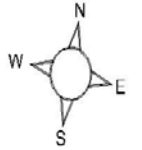
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Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either: a) originals of primary (e.g. a passport) and secondary (e.g. current council tax or Utility bill) or b) copies of the same certified and dated by appropriate professional. Failure to provide this information may result in an offer not being considered.

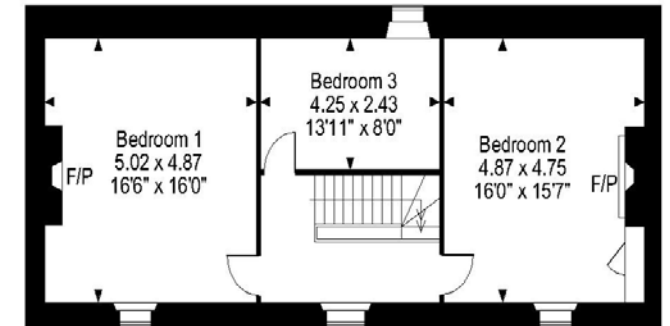
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Approximate Gross Internal Area

1984 Sq Ft/184 Sq M



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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IMPORTANT NOTES

1. These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 4 If there are matters of particular importance please raise this with us and we will try to check the information for you. Particulars prepared September 2023. Photographs taken September 2023.