

Garden House Farmhouse & Cottage

Acomb, Northumberland

Garden House Farmhouse & Cottage Acomb, Hexham, Northumberland

An attractive Grade II listed stone built farmhouse with an adjoining cottage and a range of traditional outbuildings.

Hexham 3 miles | Newcastle 22 miles | Carlisle 39 miles

Farmhouse

3 bedrooms | 2 reception rooms
Kitchen diner utility area | en-suite | family bathroom | garden
Traditional outbuildings

Cottage

1 bedroom | bathroom
living room | kitchen

THE PROPERTY

An attractive Grade II listed stone built farmhouse with an adjoining cottage and a range of traditional outbuildings on the fringe of a sought-after Tyne Valley village requiring some modernisation. Garden House Farm presents an exciting opportunity perhaps to create a multi-generational living space with a range of traditional outbuildings providing a wealth of opportunities.

The plot currently consists of the

farmhouse with 2 fine reception rooms, each with an inglenook fireplace and kitchen diner on the ground floor, there are 3 double bedrooms (1 en-suite) and a family bathroom on the first floor. The adjoining cottage, at the east end of the range provides space for a dependent relative, a possible income stream or even an extension of the main house, subject to the necessary consents. The loft space of one of the outbuildings has been converted into an excellent office space.

OUTSIDE

Outside there is a large gravel driveway and private courtyard as well as a south facing garden with generous views over the countryside. There are seven traditional outbuildings to the south and east of the homes.

OVERAGE

The property is being offered for sale subject to development value covenants (overage) relating to increases in value arising in connection with the grant of planning permission for change of use or increasing the quantity of dwellings on the site. The specific details will be dealt with under the legal documentation.

LISTING

The farmhouse and cottage are listed Grade II as being of historic importance.

Hexham Business Park, Burn Lane, Hexham,
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LOCATION

Acomb is a picturesque village in a rural setting with a good range of day-to-day amenities. There is an excellent nursery and primary school, three pubs, a takeaway and post office. The beautiful surrounding area provides walks and other country pursuits, with golf courses, sports clubs and Hexham racecourse within easy reach. Newcastle city centre provides more extensive cultural, educational, recreational and shopping facilities.

The property enjoys excellent communication links with the nearby A69 giving access to surrounding villages and towns. The beautiful Northumbrian heritage coastline and Newcastle lie to the east and Carlisle and the Lake District to the west. Easy onward access leads to the A1, A1(M) and M6 and Newcastle International Airport is also easily accessible. Hexham station offers regular cross-country services linking to other mainline services to major cities including London.

DIRECTIONS

Drive west out of Hexham on the A69. Turn right to Acomb. Take the first right and the first right again and the properties can be found on the right hand side

GENERAL

Services: Mains water, drainage and electricity are connected. Oil fired central heating
Local Authority: Northumberland County Council
Tenure: Freehold
Council Tax: Farmouse - Band E | Cottage: Band A
EPC: Farmhouse & Cottage - Rated E

VIEWING

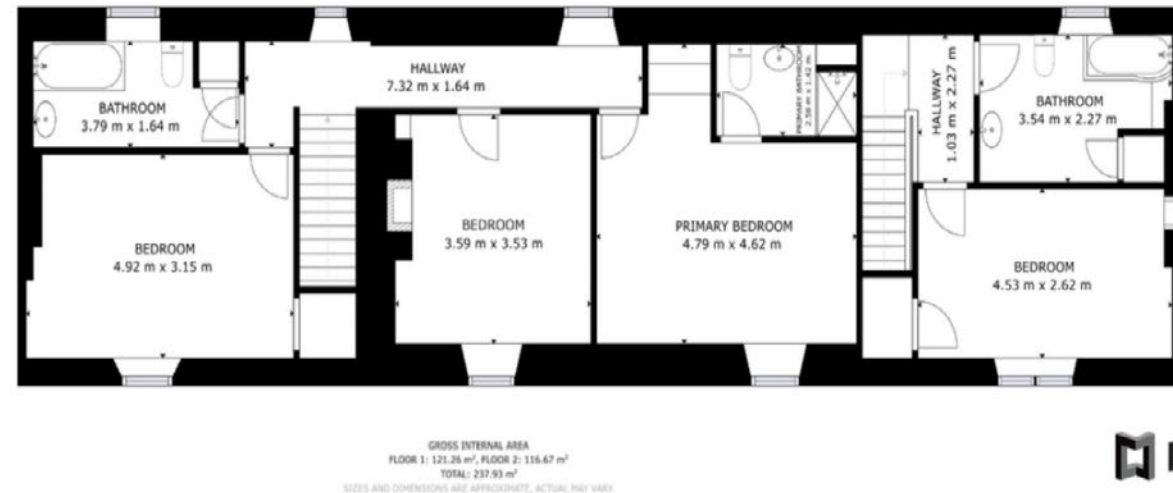
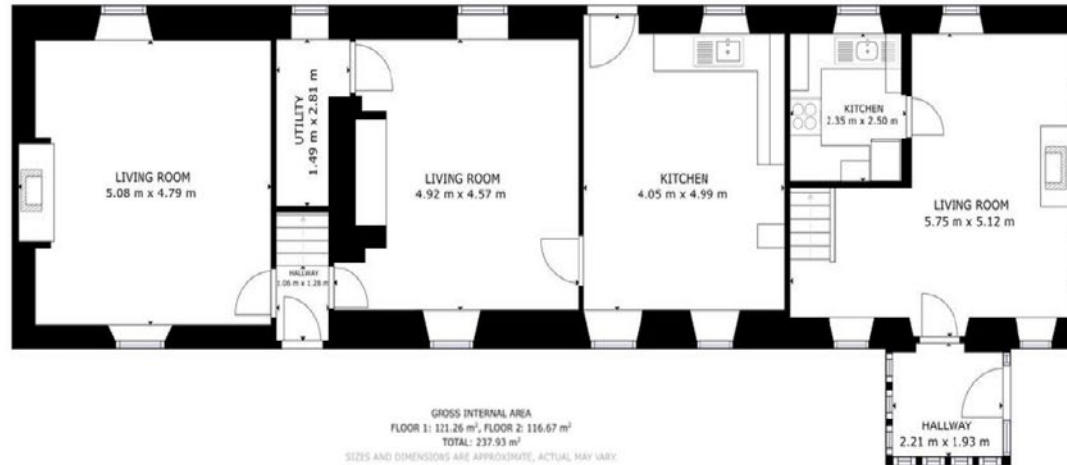
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Matterport

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 July 2025. Photographs taken July 2025..