

Holly Hall Farmhouse

Sandhoe | Hexham | Northumberland



Galbraith

Handsome detached farmhouse in a prominent position overlooking the Tyne Valley.



Corbridge 2.5 miles | Hexham 4 miles | Newcastle upon Tyne 20 miles
(All distances are approximate)

2 Reception rooms | Study | Kitchen/Breakfast Room | Boot Room/Utility | Cloakroom

4 Bedrooms | 2 Bathrooms (one en-suite)

Double garage | Pretty garden | Magnificent view

Galbraith

Hexham Business Park | Burn Lane | Hexham | NE46 3RU

T: 01434 693693 | E: hexham@galbraithgroup.com

[galbraithgroup.com](https://www.galbraithgroup.com)

The Property

Holly Hall Farmhouse is a charming period detached house standing in a prominent position amidst well established gardens with far reaching views over the beautiful Tyne Valley. The principal rooms look south and enjoy the magnificence of the position and are well proportioned. Holly Hall Farmhouse is a comfortable and versatile home in a desirable setting, offering well-balanced accommodation ideal for modern family living.

The main reception rooms take full advantage of the stunning panoramic views, creating bright and inviting spaces perfect for both relaxing and entertaining. The living room enjoys a dual aspect as well as a door to the stone flagged terrace and south facing garden and has a woodburning stove within an ornate fire surround. The dining room has a feature fireplace within a marble surround. All the windows (except two which have secondary glazing) are double glazed sliding sash windows, further enhancing energy efficiency.

At the heart of the home is a functional breakfasting kitchen fitted with appealing wooden units, providing a warm and practical space for everyday dining. A separate utility/boot room offers additional convenience, with space for the usual household appliances and another entry point. There is a dedicated office, ideal for those working from home or requiring a quiet study area or playroom. There is a cloakroom off the main hall.





Upstairs, the property has four bedrooms. The principal bedroom has its own ensuite bathroom, while the remaining three bedrooms share a family bathroom.

Outside

The driveway culminates in a parking area for several cars and gives access to the detached double garage. Holly Hall Farmhouse is surrounded by well-maintained gardens, predominantly laid to lawn. The main area of garden to the east of the house has a well-maintained lawn, some mature fruit trees and a deep laurel hedge. This spot offers a delightful vantage point for taking in the majestic, sweeping views of the Tyne Valley and across to the North Pennines.





Location

Sandhoe is a dispersed hamlet high above Corbridge on the south-facing side of the Tyne Valley. Corbridge is a popular, charming and historic village that sits on the River Tyne. The village offers a full range of day-to-day amenities with a wide variety of shops, restaurants, inns, doctors' and dentists' surgeries, community services and a petrol station. In the neighbouring hamlet of Anick there is The Rat Inn, a highly respected gastropub, and in Beaufront there is a very well-regarded primary school. Nearby Matfen Hall and Close House Hotels offer excellent leisure facilities including, each with good golf courses. Hexham has a variety of shops, a regular farmers market and several large supermarkets, as well as a good choice of cafes, restaurants and pubs. Corbridge has an Ofsted "Strong Standard" rated Middle School and Hexham has several excellent schools including the Queen Elizabeth High School. The independent Mowden Hall Preparatory School is also within easy reach.

The beautiful surrounding area provides extensive walking and other country pursuits. Newcastle city centre provides extensive further cultural, educational, recreational and shopping facilities. The property enjoys excellent communication links with the nearby A69 giving access to surrounding villages and towns. Train stations in Corbridge and Hexham.

Directions

Leave the A69 at the Corbridge junction and head north up Stagshaw Bank. Take the third left, (all of which are signed for Sandhoe). Pass St Aidan's Chapel and the drive for Holly Hall Farmhouse is on the left-hand side.



Postcode: NE46 4LX



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General

Services

Mains electricity is connected. Mains water is supplied via a private water pipe and cistern. The shared sewage system is located outside the boundary. Oil fired central heating.

Tenure:

Freehold

Local Authority

Northumberland County Council

Council Tax

Band G

EPC

Rated E

The EPC Report is from a date before the windows were double glazed which will further enhance the energy efficiency.

Note: A public footpath crosses the property.

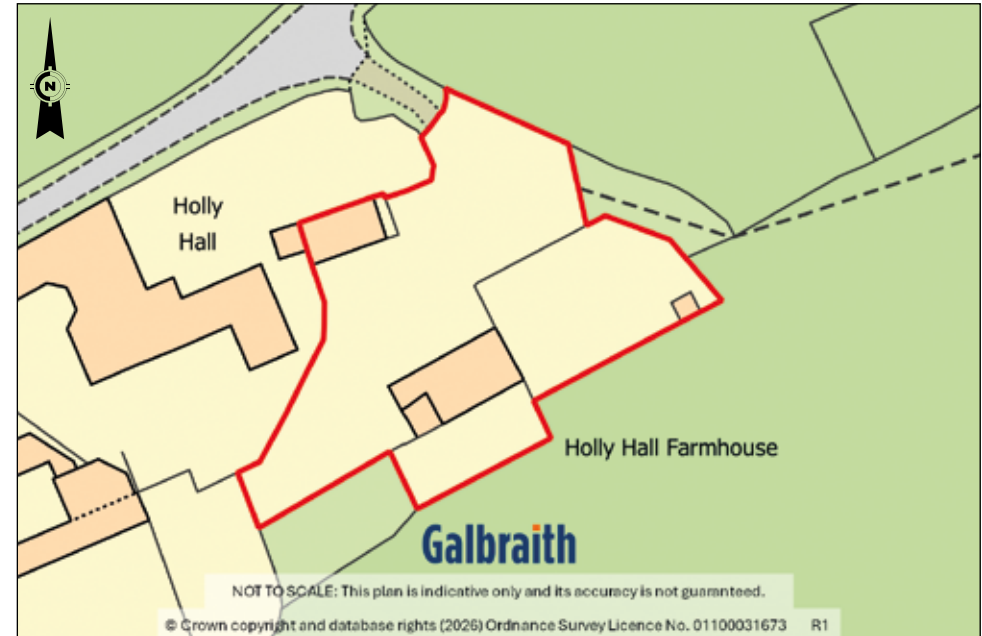
Viewing

Strictly by appointment with Galbraith Hexham

Tel: 01434 693693 Email: hexham@galbraithgroup.com

Anti Money Laundering (AML) Regulations: 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.

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 April 2026. Photographs taken April 2026.



Floor plans

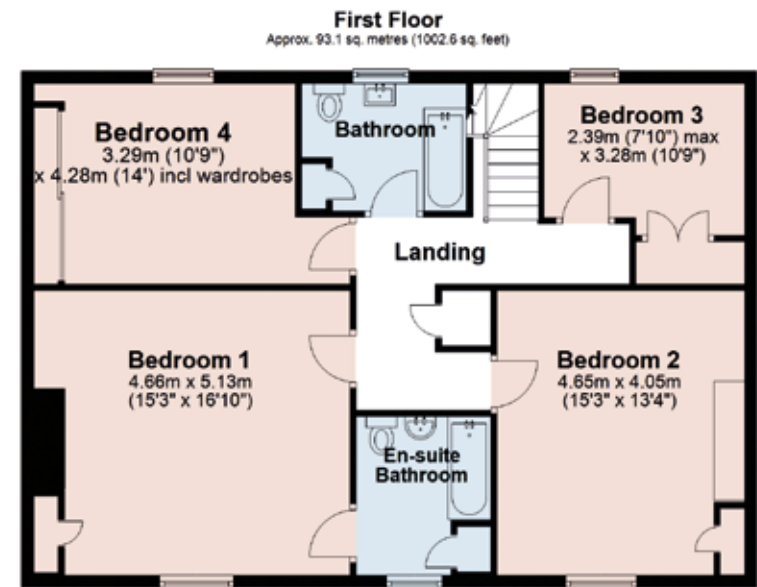
Approx. Gross Internal Area

194.9 sq. m (2098.4 sq. ft)

Plus garages: 44.7 sq. m (481.4 sq. ft)

Plus outbuildings: 6.2 sq. m (66.4 sq. ft)

For identification only. Not to scale.





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