



Town Foot Farm

Main Street, Acomb, Northumberland, NE46 4PT

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A detached stone built farmhouse in the heart of a sought-after Tyne Valley village requiring some updating.

Hexham 3 miles | Newcastle Upon Tyne 22.5 miles | Carlisle 39 miles

2 Reception Rooms | Kitchen | 3 Bedrooms | Bathroom | Gardens
Parking

THE PROPERTY

A traditional stone-built farmhouse, Town Foot Farm offers flexible accommodation arranged over two floors and offers the prospective purchaser the opportunity to undertake some cosmetic modernisation to create a stunning family home.

Features of note include double-glazed windows, some within original window shuttering and deep sills, two generous reception rooms, both with fireplaces and one with a woodburning stove and a galley-style kitchen with quarry-tiled floor, a range of wall and floor units and modern integrated appliances. There is a ground floor bathroom and three bedrooms to the first floor.

OUTSIDE

The gardens lie predominantly to the front and are laid mainly to level lawn screened by mature shrubs, with far-reaching views over the surrounding countryside.

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 on the A6079 following the road into Acomb Village and turn right onto Main Street. Town Foot Farm can be found on the right.

WHAT THREE WORDS

status.clouds.sleepers

GENERAL

Services: Mains electricity, water and drainage. Gas fired central heating system.

Local Authority: Northumberland County Council

Tenure: Freehold

Council Tax: Band E

EPC Rating: E

VIEWING Strictly by appointment with Galbraith Hexham - 01434 693693



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