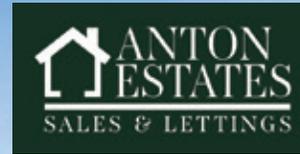


Bog House and Cottages

Matfen | Northumberland



Galbraith



A truly outstanding Tyne valley house and two cottages in an idyllic peaceful rural setting in about 17 acres



Matfen 4 miles | Corbridge 7.5 miles | Newcastle Airport 11 miles | Newcastle City Centre 17 miles
(All distances are approximate)

In all about 17 acres | Available as a whole or in three lots

Bog House with 4 reception rooms

luxurious and sociable dining kitchen

5 Bedrooms including principal suite and 4 ensuite bathrooms

Study

Beautiful Garden and grounds

Triple garage

Two cottages, each with a garden and paddock





The Property

This outstanding small rural estate lies within a truly magnificent setting within the Tyne Valley surrounded by a beautiful garden and grounds which include two cottages, all set within approximately 14 acres. The main house has been the subject of an extensive building project which as seen it extended, modernised and remodelled in recent years.

Lot 1 – Bog House

Bog House is constructed with mellow sandstone and is a most idyllic place to live in privacy and seclusion yet within extremely easy striking distance of the major financial and communication centres of the Northeast. This exceptional property embodies timeless elegance and modern comfort, blending traditional charm with present day luxury.

A grand reception hall subtly separates the main living areas away from the bedroom accommodation. The drawing room located in the oldest part of the house, has far reaching views with elegant tall windows overlooking the garden





and the countryside beyond. There are a set of double doors that lead into the garden room. A vaulted ceiling with exposed beams and a solid fuel stove set with an ornate fireplace combine to make this a very comfortable room. The garden room is at the western end of the house. It has a stunning outlook, making it a truly wonderful space in which to enjoy the evening sun.

The luxurious and sociable kitchen room is opposite the drawing room. Natural light floods through the south facing full height windows and double-glazed doors open into the sheltered south facing courtyard; a sheltered sun trap throughout the year. The kitchen has an electric Aga with a central island around it, and an excellent range of floor and wall units along with integrated appliances. At the other end of the kitchen is an open fire and ample space for both dining and comfortable sitting, enabling this room to be the real heart of the home.

Double doors from the reception hall open into an elegant light filled dining room lit by an expanse of sash windows that overlook the garden. The dining room is further enhanced by a handsome feature fireplace. A sweeping staircase leads from the dining room to the main bedroom suite with en-suite bathroom.

The bedroom wing of Bog House is located off the main hallway. There are four further bedrooms, each with en-suite bathroom facilities and one with a dressing room. A spacious study offers the versatility for use as an additional bedroom if required.



The large laundry or utility completes the accommodation, offering a range of floor units with built in sink, fridge/freezer and a wine fridge. There is access to the plant room, housing the controls and hot water cylinders for the ground-source heat pumps, which provide underfloor heating within the main rooms of the house and heating via radiators to the bedrooms. The laundry room has a door into the rear porch.

Outside

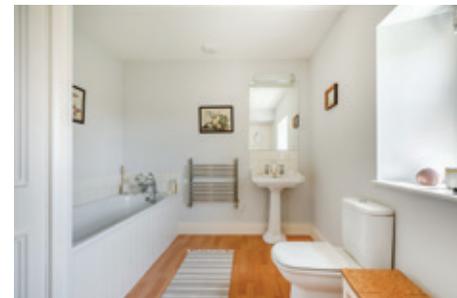
A traditional timber but electrically operated gate links into the sweeping gravel driveway, which opens to a gravelled courtyard bordered by beautifully manicured lawns planted with an array of trees including cherry trees and shrubs. The garden wraps around the property, has fabulous far reaching views and combines a mix of flower beds, a kitchen garden with raised beds and stone flagged terrace. There is a sheltered south facing courtyard off the kitchen.

There is a large detached triple garage with two electric roller shutter doors and includes two separate storage rooms.

The land surrounds Bog House to create a ringfenced property. Lot 1 extends to about 16.46 acres including permanent pasture grazing land which is split into 2 main fields. There are two spinneys on the western boundary. The land is grazed by the neighbouring farmer with an informal agreement.

Lot 2 – East Cottage

A charming cottage with a good-sized kitchen with integrated cooker, hob and a dishwasher. There is ample space for a kitchen table. The sitting room, with wood burning stove, enjoys southerly views over the south facing garden and open countryside. There is a utility room and rear porch. This cottage is currently let on an Assured Shorthold Tenancy (AST) which expires 15th August 2025, thereafter it becomes a monthly periodic tenancy. There are two bedrooms and a family bathroom on the first floor. The garden for East Cottage is to the front and side, is mainly laid to lawn and provides parking. There is a paddock to the south. In all, about 0.34 acres





Lot 3 – West Cottage

West Cottage has a similar layout downstairs to East Cottage with a large kitchen and sitting room, utility room and porch, on the first floor are two double bedrooms and two bathrooms. The cottage is currently vacant and has been used as overflow guest accommodation. The garden for West Cottage is south facing and there is a recently built aluminum framed greenhouse and a timber shed. There is a paddock to the south. In all, about 0.27 acres

Location

Bog House and the cottages are close to Matfen but these are country houses with their own identity. The setting is blessed with a high degree of privacy and is a notably peaceful position. The convenience of the location of Bog House and the cottages and the extensive grounds are extremely compelling attributes.

Matfen is a charming village of character and historic importance and is one of the most desirable Northumbrian villages. Matfen offers a selection of local amenities, including a village shop and tearoom, a village hall, a parish church and the renowned and recently renovated five-star Matfen Hall Hotel with its golf courses, spa, swimming pool and award-winning restaurant.

Corbridge (7.5 miles) also offers a variety of everyday amenities including a health centre, primary and middle schools, popular independent shops, pubs and restaurants, a garage and railway station. A wider range of amenities can be found in Hexham with its choice of shops and supermarkets, leisure facilities and schools. The surrounding countryside of the Tyne Valley has beautiful scenery and appealing, historic villages, all of which are easily accessible via a good local road network. The area is well connected by road, with the A69 providing routes towards the A1 and Newcastle Upon Tyne. For trains, Corbridge station provides services to Newcastle and Carlisle. The surrounding Northumberland countryside is ideal for walking, riding and cycling, with the magnificent North Pennines and Northumberland National Park a short drive away, while golf is available nearby at the renowned Matfen and Hexham Golf Clubs. Schooling is well catered for with first schools in Stamfordham and Belsay, and first and middle schools in Corbridge. A wide range of schooling is available in Hexham, while the popular independent Mowden Hall Preparatory School is also within especially easy reach.





West and East Cottages



Cottage



Cottage

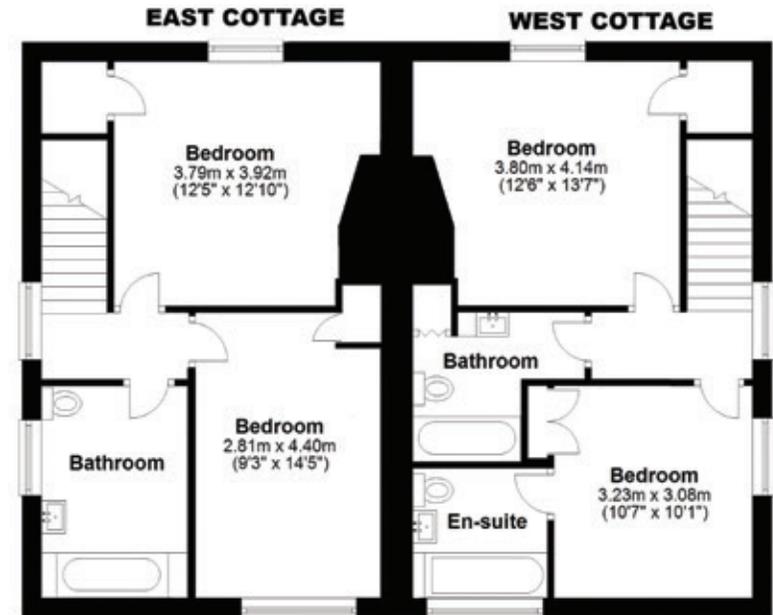
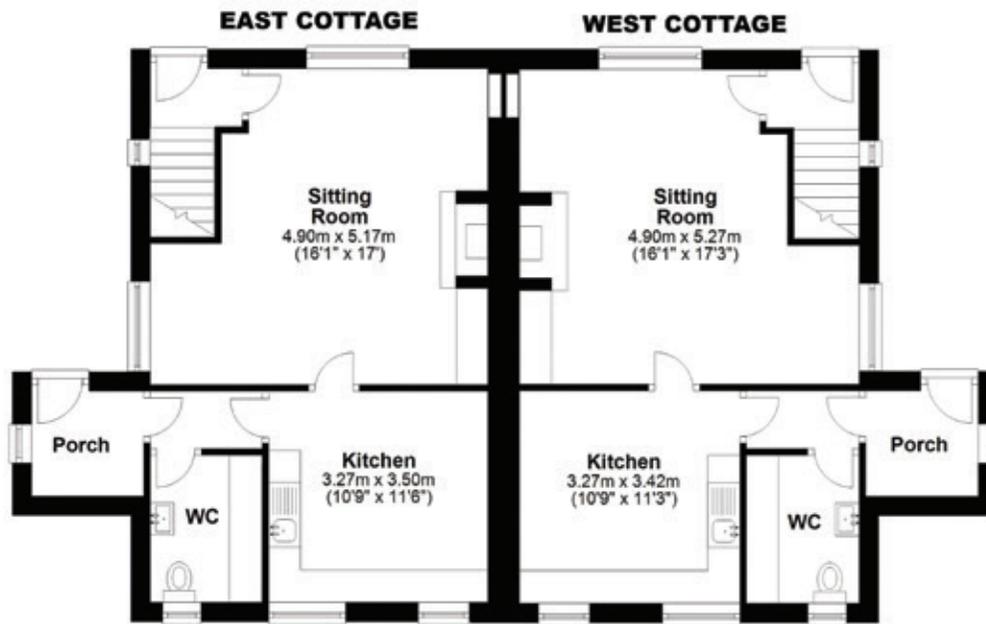


Cottage

Bog House, Matfen, Northumberland, NE20 0RF



Total area: approx. 430.8 sq. metres (4637.1 sq. feet)
Not to scale. For identification only

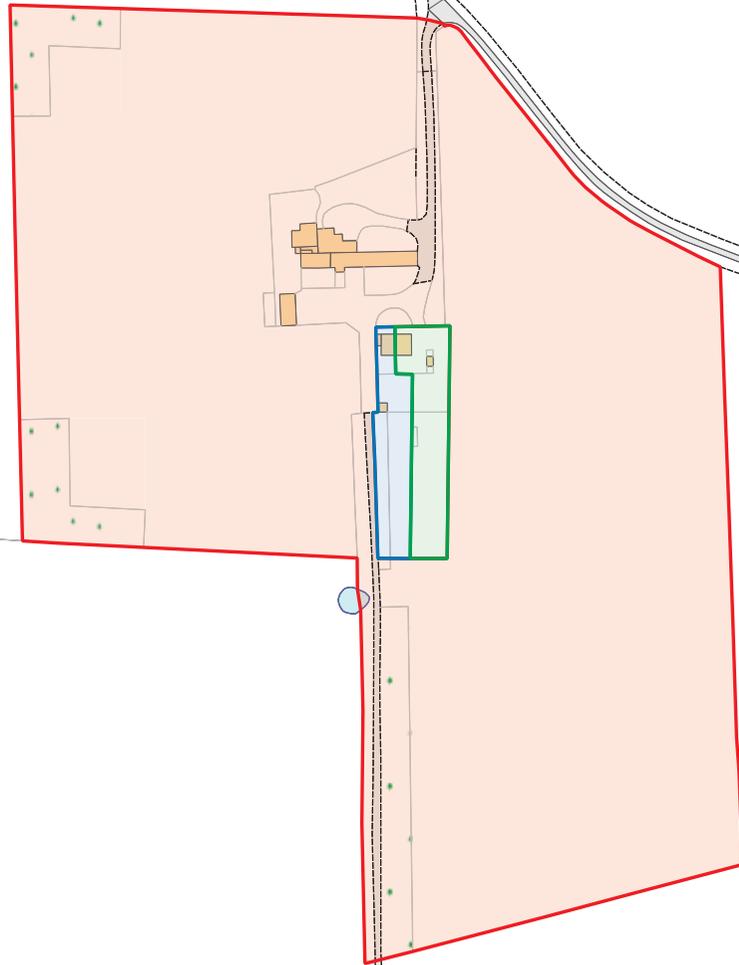


Total area: approx. (per cottage) 90.5 sq. metres (973.8 sq. feet)
Not to scale. For guidance only



Key

- Lot 1 - Bog House - 16.46 ac
- Lot 2 - East Cottage - 0.34 ac
- Lot 3 - West Cottage - 0.27 ac



Galbraith

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Bog House - Lotting Plan

Date: 19/06/2025

Revision: -1-



Page Size: A3 Scale: 1:2000

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Viewings

Strictly by appointment through the joint selling agents:

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

Anton Estates: T - 01434 632080 | E: home@antonestates.co.uk

Tenure	Local Authority	Council Tax	EPC
Freehold	Northumberland County Council	Bog House: Band G East Cottage: Band C West Cottage: Band C	Bog House: D 55 East Cottage: E 52 West Cottage: E 49

Services

Bog House - Mains electricity and water are connected | Modern sewage treatment plant within the boundary | Ground source heat-pump for heating and hot water.

East Cottage & West Cottage - Mains electricity and water are connected | Private drainage (shared) | Oil-fired central heating.

Directions

Drive north off the Military Road (B6318) about 0.4 miles west of the Robin Hood pub. Turn right, left and left again at the T-junctions and the gates are found on your left.

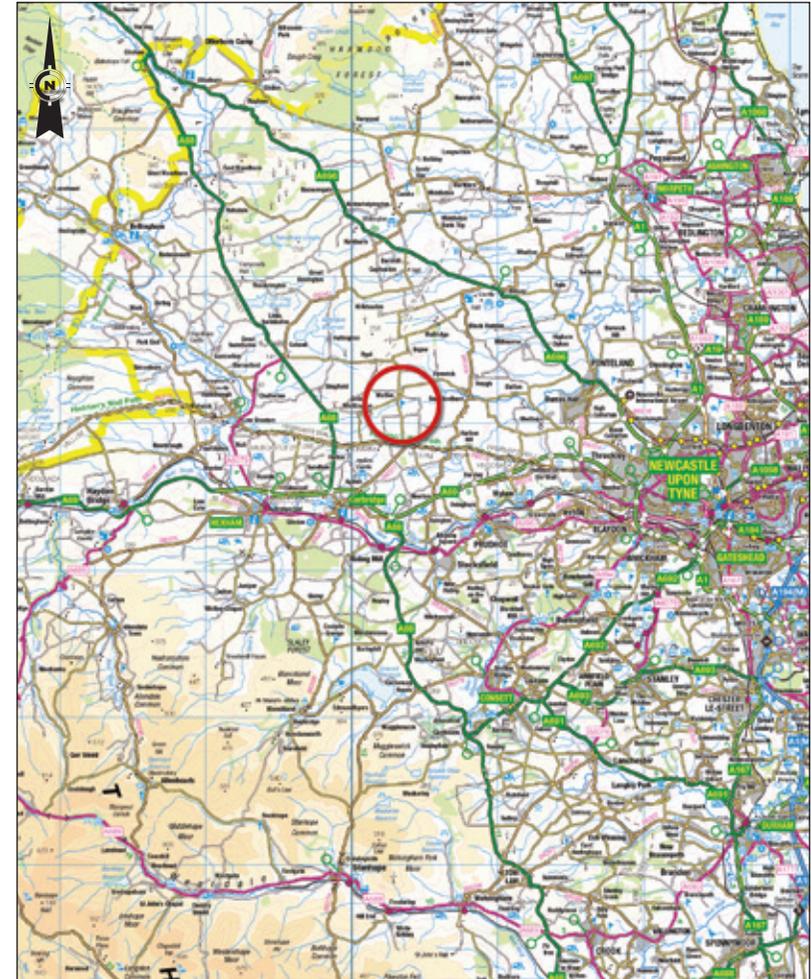
 [drives.flattered.camped](https://www.drives.flattered.camped)  **Postcode: NE20 0RF**

Fixtures and Fittings

No items are included unless specifically mentioned in these particulars.

Wayleaves, Rights of Way and Easements

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars. We have not been made aware of any Rights of Way or Easements that run over the land at Bog House.



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. 5. Particulars prepared June 2025. 6. Photographs taken June 2025.

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. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. Failure to provide required identification may result in an offer not being considered.



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