



**Colpitts Grange Farmhouse**  
Slaley, Hexham, NE47 0BY



# Colpitts Grange Farmhouse

## Slaley

### Hexham

#### NE47 0BY

A spacious and well appointed, 4 bedroom detached period farmhouse set in landscaped gardens looking up to Slaley Forest.

- Detached period property
- Four bedrooms
- Extensive gardens
- Dairy & workshop
- Feature fireplace
- Traditional outbuildings
- Well presented throughout
- Energy efficiency rating E



**youngsRPS**

Youngs Hexham 01434 608980

## DESCRIPTION

Entering through the front door with bespoke stained-glass window specifically designed and created for the Farmhouse, which forms part of a trio of windows installed around the property. The entrance hallway has a solid wooden floor and the broad tread staircase with wooden handrail and newel post provides access to the two front reception rooms and then through to the rear utility / boot room and the traditional farmhouse kitchen diner. The sitting room is a bright and inviting room overlooking the front garden with wooden flooring, sash window and at the heart of this room is the impressive dressed sandstone inglenook fireplace with wood-burning stove and a stone tiled hearth. The Drawing room overlooks the front gardens and has an Adams style marble fireplace surround with cast iron open fire and decorative tiled inset.

The kitchen set to the rear of the property is fitted with traditional farmhouse style wall and base cabinets set under a laminate work surface with integrated fridge/freezer, dish washer, stainless steel 1 ½ sink and drainer with mixer tap. The kitchen cabinets are set around an electric AGA with extractor hood and tiled splash back, and the kitchen also has a stunning traditional cast iron range. The range has been lovingly preserved and is one of the finest remaining ranges of this age and style.

The utility/ boot room has access to the rear courtyard and has fitted base units with plumbing for washing machine under the stainless steel sink and drainer, the floor mounted oil Combi-boiler is set between the base cabinet. At the far end there is a cloakroom and WC that has a downstairs shower installed as well. Across from the kitchen is a larder cupboard with solid slate traditional shelving and space for a chest freezer.

The broad tread staircase with wooden handrail and newel post leads to the first floor with four spacious double bedrooms, the two set at the front overlooking the gardens and forest beyond are the two principal bedrooms both with decorative period

fireplaces, fitted wardrobes and sash windows. The two more modest double bedrooms set to the rear also have decorative period fireplaces and the larger of the two includes fitted cupboards. The family bathroom comprises a bath with shower over, WC and a pedestal wash hand basin.

Externally the driveway leads up to the dairy and parking area to the side of the rear courtyard, the rear courtyard is accessed through cast iron gates and is a cobbled courtyard with traditional outbuildings enclosing the space to the rear. The outbuildings include a workshop, wood store and utility store. The separate outbuilding set to the side of the property is a traditional dairy unit with original tiled dairy walls and slate work surfaces. The front garden offers a versatile and productive garden with greenhouse, raised vegetable beds and orchard to one side of the central lawn which leads away from the farmhouse and gravelled patio seating area set to the rear of the garage up to the bottom of the garden. A secondary seating area has been created out front of the garden room / artist studio at the foot of the garden overlooking the golf course and forest beyond.

## LOCATION

Situated on the outskirts of Slaley in the small hamlet of Colpitts Grange, the property is ideally located near to the local shop and schools in the village with and a full range of retail and leisure facilities as well as major supermarkets available in the market town of Hexham about 7 miles away. The property sits on the edge of the Slaley Hall golf course and Hotel where leisure activities such as, golf, gymnasium and Spa facilities are available. Hexham train station offers additional public transport links, for the commuter. Rail services west to Carlisle and east to Newcastle Upon Tyne are regularly available in addition to the excellent road networks via the A68 and A69 dual carriageway.

## SERVICES

Connected services include mains electricity and water from a shared spring supply; the property has its own septic tank and Oil fired central heating, with 2000 litre tank.

Ultrafast broadband service is provided through a direct 'Fibre to the premises' connection.

The residents of Colpitts Grange have a Residents association with an annual service charge that pays for the upkeep of the shared roadway, and a separate group managing the spring water.

## CHARGES

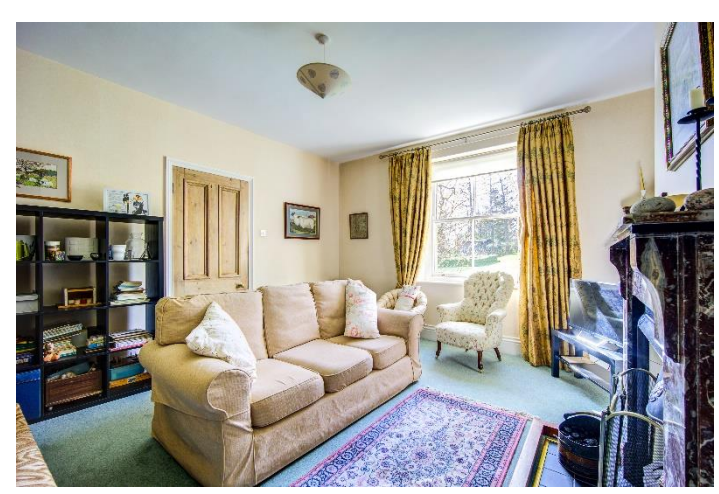
Northumberland County Council tax band G

## VIEWINGS

Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 608980.





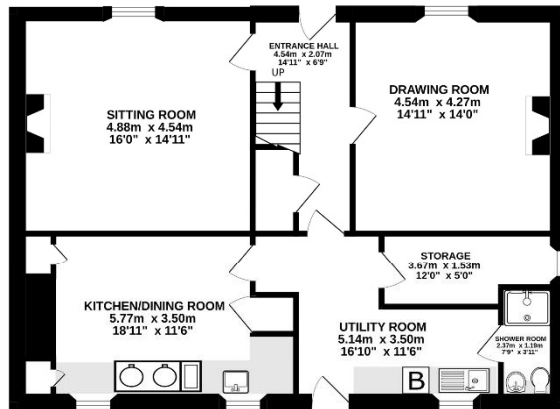




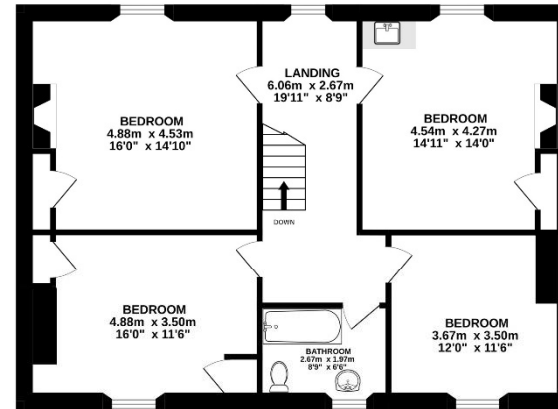




GROUND FLOOR  
87.9 sq.m. (946 sq.ft.) approx.

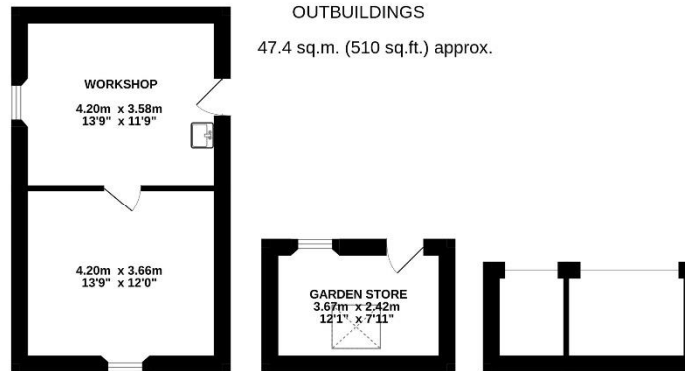


1ST FLOOR  
87.4 sq.m. (940 sq.ft.) approx.



OUTBUILDINGS

47.4 sq.m. (510 sq.ft.) approx.



TOTAL FLOOR AREA : 222.6 sq.m. (2396 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2024

**IMPORTANT NOTE:** Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



R201

**NORTHALLERTON**

General: 01609 773004  
Land Agency: 01609 781234

northallerton@youngsrps.com

**SEDGFIELD**

General: 01740 617377  
Land Agency: 01740 622100

sedgfield@youngsrps.com

**NEWCASTLE**

General: 0191 261 0300

newcastle@youngsrps.com

**HEXHAM**

General: 01434 608980  
Land Agency: 01434 609000

hexham@youngsrps.com

**DUMFRIES**

General: 01387 402277

dumfries@youngsrps.com