



Bale Hill Farmhouse, Cottage & Barn,
Blanchland, County Durham, DH8 9PR

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Guide Price: £865,000

Bale Hill Farmhouse is an immaculately presented three bedroom property with gardens and a range of traditional outbuildings situated within a stunning, countryside setting on the outskirts of the picturesque village of Blanchland. Attached to the property is a cottage which the current owners have set up and run as a successful luxury holiday let business over the last 3 years. The property also benefits from a barn with full planning permission for a two bedroom residential dwelling.

- Traditional stone-built Northumbrian Farmhouse
- Established and luxury holiday cottage
- Versatile unconverted barn with planning permission
- Range of traditional outbuildings
- Situated in the North Pennines Area of Outstanding Natural Beauty with designated 'dark sky' status
- Fantastic lifestyle opportunity
- Idyllic setting with stunning countryside views
- Energy efficiency rating E (52)



BALE HILL FARMHOUSE

Stunning three bedroom stone-built farmhouse which has been finished to an exceptionally high standard by the current owners, with a practical internal design, well proportioned accommodation and high quality fixtures and fittings including underfloor heating.

The front door opens into the welcoming entrance hallway which in turn leads through to the spacious living room which enjoys an inglenook fireplace housing a woodburning stove with alcove cupboards to the side and traditional flagstone flooring which continues throughout the ground floor.

The kitchen diner is accessed from the living room and is housed within the original haybarn. The kitchen area includes a range of freestanding units with central island and AGA. French doors lead out to the rear garden, with the original haybarn door leading out to the front of the property.

The inner hallway, with French doors leading out to the rear garden, provides access to two storage cupboards and the utility room along with a separate ground floor shower room including a shower, WC and wash hand basin. A beautiful oak staircase with glass balustrade leads up to the first floor.

On the first floor there are three double bedrooms, all benefitting from en-suite facilities. All three bedrooms are generously proportioned, with windows to the front aspect enjoying far reaching countryside views.

BALE HILL COTTAGE

The current owners have successfully run a 5-star rated holiday let business from the cottage, which has proven to be very popular all year round and offers a fantastic income opportunity. The cottage is attached to the farmhouse and benefits from a separate driveway with gravelled parking area and garden which is mainly laid to lawn.

Internally the accommodation immaculately presented with a contemporary open plan layout and high quality finish. The front door opens into the entrance porch, leading through to the open plan living/dining/kitchen, with separate WC. On the first floor mezzanine there is a double bedroom with freestanding bath.

BARN

Attached to the farmhouse is an unconverted two-storey barn with full planning permission to create a two-bedroom residential dwelling, with flexibility to amend the proposed plans subject to the necessary planning approvals.

The barn offers further income potential by expanding the current holiday let business or creating a long term rental property. The barn even offers potential to extend the farmhouse or create an annex/self contained accommodation for family.

Durham County Council planning reference: DM/17/00127/FPA

EXTERNALLY

A gravelled driveway provides separate parking areas for the farmhouse and cottage, with a further gravelled driveway and parking area for the unconverted barn.

There are a range of traditional stone outbuildings including two garages and a large store attached to the unconverted barn.

Within the rear garden there is a further detached stone building which includes a log store and two storerooms on the ground floor and further potential for accommodation on the first floor.

The generous gardens to the rear of the farmhouse are mainly laid to lawn, with raised planters and views of the open countryside beyond.

LOCATION

Bale Hill Farmhouse is located close to the pretty village of Blanchland, which straddles the Northumberland and County Durham border within the North Pennines Area of Outstanding Natural Beauty.

The area was Britain's first European Geopark and is recognised for its spectacular 'dark skies'.

The village provides excellent local amenities including the very popular Lord Crewe Arms Hotel, village shop, post office and tea room. A wider range of amenities are available in the nearby historic market town of Hexham.



SERVICES

Mains electricity is connected. Private spring water with filtration system. Private drainage. LPG central heating.

CHARGES

Durham County Council tax band C.

VIEWINGS

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

FREE MARKET APPRAISAL

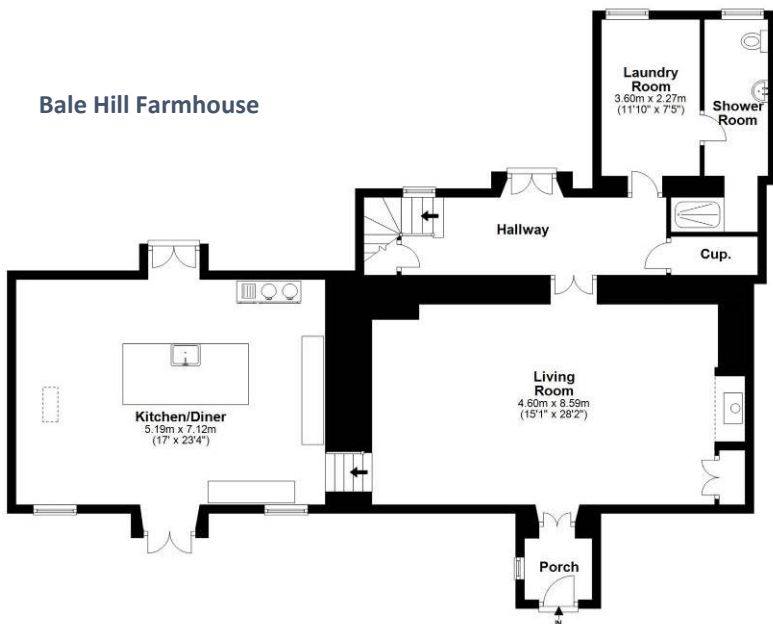
We would be pleased to provide professional, unbiased advice on the current value and marketing of your existing home.



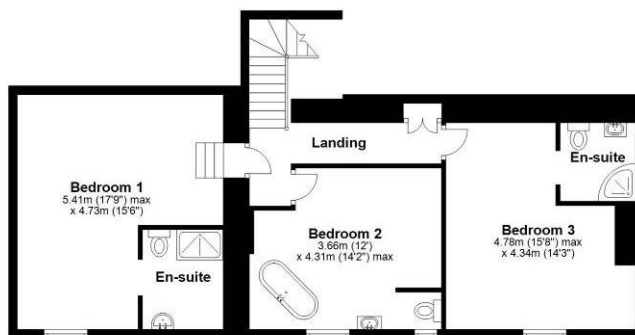


Ground Floor
Approx. 125.4 sq. metres (1349.3 sq. feet)

Bale Hill Farmhouse

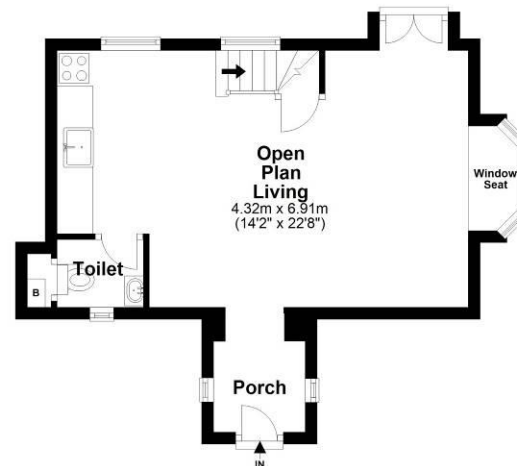


First Floor
Approx. 78.8 sq. metres (848.2 sq. feet)

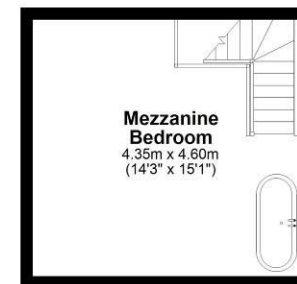


Bale Hill Cottage

Ground Floor
Approx. 35.1 sq. metres (377.4 sq. feet)



First Floor
Approx. 20.0 sq. metres (215.4 sq. feet)



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.

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