



Durham Riding Farm,
Durham Riding, Prudhoe, Northumberland, NE42 5NX

youngsRPS 

Durham Riding Farm
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Prudhoe
Northumberland
NE42 5NX

Guide Price: £650,000

Durham Riding Farm is a stone and slate built farmhouse with outbuildings, stables and land extending to approximately 27.49 acres.

- Stone built farmhouse
- Three Bedrooms
- Stunning countryside views
- 6 loose boxes
- Potential to convert outbuildings
- Land extending to approximately 27.49 acres
- Viewing recommended
- Energy efficiency rating F (34)



Hexham - 01434 608980





DESCRIPTION

Durham Riding Farm is a stone and slate built farmhouse with outbuildings, stables and land extending to approximately 27.49 acres. Believed to have been built in 1771 the property offers versatile accommodation with many noteworthy features and has stunning views over the surrounding countryside. The front door opens into an entrance porch and inner hallway which provides access into the kitchen. The kitchen is fitted with a range of solid wood wall and floor units with complementary worktops incorporating a Belfast sink with mixer tap over, oven and ceramic hob, beamed ceiling and multi fuel stove. Off the kitchen is a large pantry and a utility room with Belfast sink, plumbing for a washing machine and vented for a tumble dryer. A door in the utility room provides access to outside. The living room has a feature inglenook fireplace housing a multi fuel stove. Stairs lead up to the first floor where there are three good sized bedrooms and a bathroom fitted with a panelled bath, separate shower cubicle, wash hand basin and low level wc.

Durham Riding is approached via a gated driveway which leads to a parking area for a number of cars. There is a tack room, wooden shed and 6 loose boxes. The outbuildings have potential for conversion, subject to necessary consents being obtained. The land extends to approximately 27.49 acres and provides productive grazing land for agricultural or equine purposes. The

land is found in a ring fenced block and includes a block of semi mature woodland which is mainly Silver Birch. The land is bordered by stock fencing and is served by a mains water supply. There is a lovely cottage garden to the front and a small courtyard to the rear leading to an enclosed garden.

LOCATION

Durham Riding Farm is proudly positioned in this elevated rural location on the outskirts of Prudhoe with stunning open views across the countryside. Amenities and schools can be found at Prudhoe which is only a short distance away. Prudhoe is approx 11 miles from Newcastle and 12 miles to Hexham. Prudhoe provides a good range of local shops, amenities and leisure facilities.

Convenient for local areas of Ovingham, Ovington, Wylam, Stocksfield, Crawcrook, Hedley on the Hill and Mickley. An ideal setting to appreciate the countryside and commute to Newcastle.

SERVICES

Mains electricity and water are connected. Septic tank drainage. The multi fuel stove provides the central heating to radiators and the hot water, supplemented by an immersion heater.

CHARGES

Northumberland County Council tax band E.

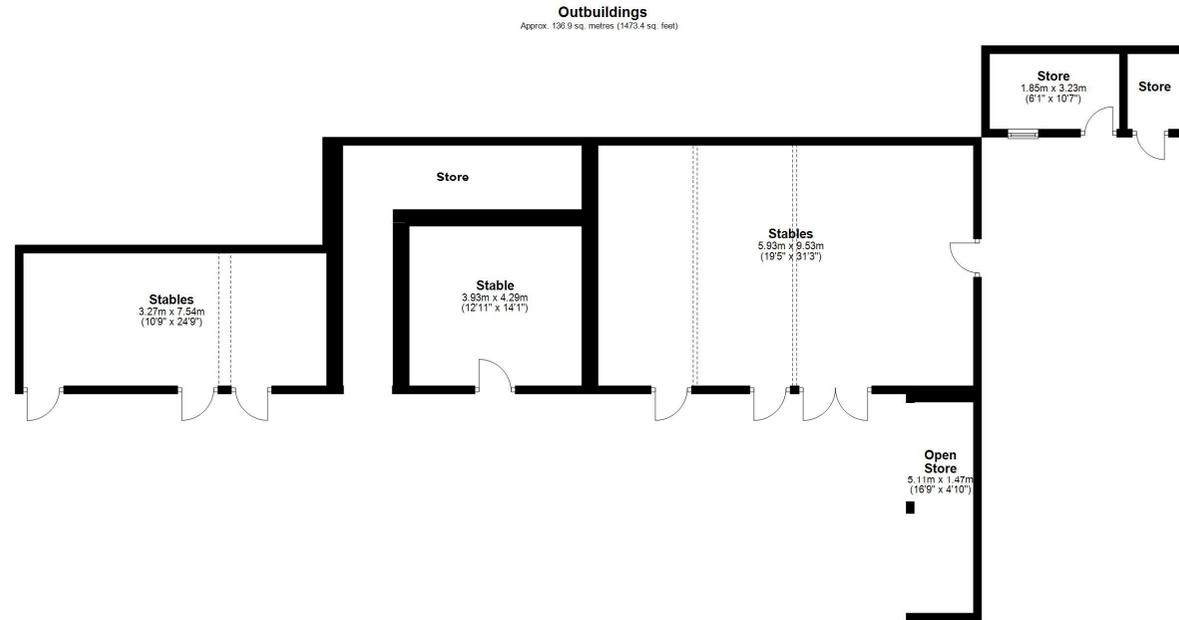
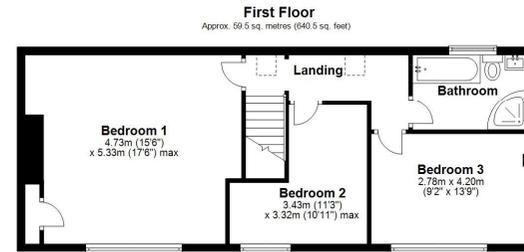
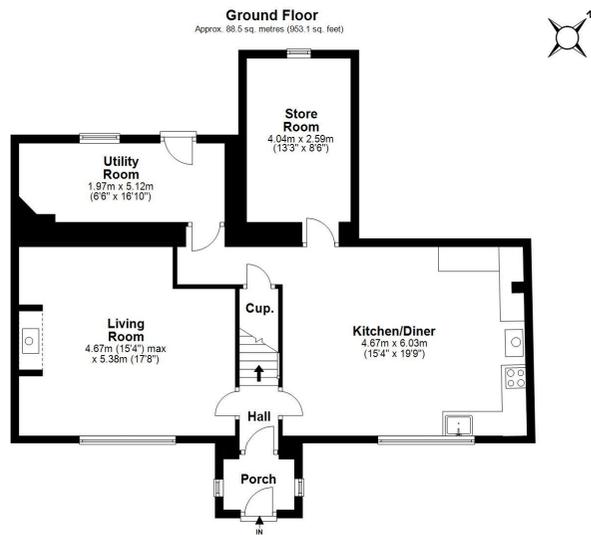
VIEWINGS

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

MARKET APPRAISAL

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





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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