



rare!
From Sanderson Young



Amersidelaw Farmhouse
Chatton



Amersidelaw Farmhouse offers a rare opportunity to purchase a substantial and imposing detached period farmhouse which enjoys a fabulous elevated position, surrounded by 20 acres of mature formal gardens, grounds and woodland. Set within the heart of the North Northumberland countryside, with stunning views of the Northumberland National Park and Cheviot Hills.

This beautiful home dates back to the early 1800's and has in recent years been beautifully refurbished to create this impressive family home finished to an exceptional standard.

A significant addition to this property is the substantial range of outbuildings set to a 'U' shaped courtyard including barns with byre style entrance and haylofts as well as handsome dovecote with lovely walled garden, offering excellent potential for further development (subject to appropriate permissions and planning).

Amersidelaw sits just 1.5 miles from the pretty village of Chatton within the Glendale valley on the river Till. Chatton itself enjoys a thriving community with village store/post office, church and village hall, as well as Cricket Club, Gallery and Gastro pub, the Percy Arms. Whilst being close to the historic Chillingham Castle, famous for its wild cattle,

Amersidelaw is also just a few miles inland from the stunning coastline and beaches of Bamburgh, Budle Bay and Lindisfarne.

Vestibule with glazed doors to the hallway | Impressive reception hallway with beautiful staircase to the first floor | Drawing room with traditional stone fireplace and wood burning stove | Magnificent orangery with hand crafted stone steps to the hallway, stunning floor to ceiling sash windows and French doors overlooking the terrace and garden - this versatile reception room has exposed stonework, a wood burning stove, underfloor heating and glass atrium roof | Sitting room with stone fireplace and wood burning stove, bespoke shelving in each alcove and oak flooring | Superb family kitchen/breakfast room with a range of heritage Neptune cabinets with granite and wood worktops, the original

Dinning and Cooke cast iron range set into a stone inglenook, stylish oval central island, four oven AGA, double Belfast style sink, Siemens integrated appliances including dishwasher, oven and hob | Large boot room with coir matting and wood panelled walls - external access door to the courtyard | Hallway with oak flooring | Games room/study with dual aspect windows and doors and oak flooring | Cloakroom with wood panelled walls, walk in shower with rainfall head, wc and basin | Rear hallway leading to the utility room - with plumbing for a washing machine, Belfast sink and space for tumble dryer | Walk in larder with marble shelf | Boiler room - two boilers and water tank with solar booster | First floor landing with a cast iron fireplace and two double door storage cupboards | Impressive master bedroom with fabulous views over the gardens and valley | En suite bathroom with Heritage suite - bath, walk in shower with rainfall head, bidet, wc and wash hand basin | Two double bedrooms, one with a cast iron and tiled fireplace | Family bathroom with bath with antique shower off the taps, basin in vanity unit and wc | Guest suite offering great versatility - reception room/bedroom four, leading through to bedroom five | Bedroom five with dual aspect windows | Fabulous en suite bathroom/wc - beamed vaulted ceiling, cast iron roll top bath with ball & claw feet, walk in shower, bidet and basin | Second staircase leading to bedroom six with dual aspect windows | Shower room/wc with walk in shower, basin and wc

Externally: Surrounding the main house there are mature formal gardens, including fabulous south facing terrace and herbaceous garden which can be accessed from the orangery, opening out onto an extensive lawned garden; to the side of the house is a partially walled private garden. An access gate leads to an enclosed orchard and kitchen garden to the front of the dovecote. In addition to the dovecote to the rear of the house is a large 'U' shaped courtyard with an extensive range of stone outbuildings, including barns with byre style doors, stabling and storage; within the courtyard is a covered parking and garage area with electric charge point. Surrounding the house and formal gardens are extensive areas of woodland to complete this beautiful site in excess of 20 acres.

Services: Mains electricity | Oil central heating | Private water supply and drainage/treatment plant | Solar panels with feed in tariff | Tenure: Freehold | Council Tax Band: G



















rare!
From Sanderson Young



All confidential enquiries to:

rare! Office, 95 High Street, Gosforth, Newcastle upon Tyne NE3 4AA
E: duncan.young@sandersonyoung.co.uk | E: ashleigh.sundin@sandersonyoung.co.uk
T: 0191 2233500 | www.sandersonyoung.co.uk

Ammersidelaw Farmhouse

