



# Hopside Farm

Horsley









Hopside Farm  
Horsley, NE15 0NT

**Great lifestyle opportunity - Hopside Farmhouse & The Cowshed, a handsome stone built detached house, with games room/office annexe, outbuildings, mature gardens and double detached garage, and a fabulous two bedroom detached conversion, ideal as a successful commercial holiday home or independent cottage for multi generational living.**

Hopside Farmhouse is an attractive, four bedroom stone built house, circa 1842, set within a generous garden site, with lovely open aspect views over the adjacent fields and countryside, with a south facing cottage garden, an extensive gravel driveway for several cars, double garage and a range of versatile outbuildings. There is a large enclosed paddock of circa 0.27 acres to the rear - currently rented from Northumberland Estates.

The Farmhouse feels both elegant and cosy, with a number of period features retained including stone and marble fireplaces and a wood burning stove, wood floorboards, and sash windows with original working shutters. The house has a great deal of character, and has been a much loved family home for the current owners for a number of years.

**Price Guide:**  
Offers Over £995,000

6

6

5

4

D















**Ground Floor** - Hallway | Sitting room with fireplace with wood burning stove | Superb dining room with dual aspect windows overlooking the garden and fields, and period cast iron and marble fireplace | Farmhouse kitchen with a range of bespoke cabinets, slate tiled floor, AGA and additional range cooker Large pantry/larder | Rear lobby area | Boot room/utility room Ground floor shower room/wc

**First Floor** - First floor landing | Four generous double bedrooms, all with views to the gardens or countryside and ample space for free standing bedroom furniture | Family bathroom/wc

**Outbuildings/Garage** - Home office and games room | Boiler room | Kennel | Gardeners wc | Wood store | Double garage with two garage doors

**Externally** - Hopside Farmhouse is set back within its mature site, with a lovely stone wall and pillared gated entrance. The enclosed front garden is lawned with great screening and privacy provided by the mature trees and shrubs to the boundary, with a charming courtyard area to the rear of the house ideal for outside entertaining and barbecues. The gravel driveway provides parking for a number of cars.



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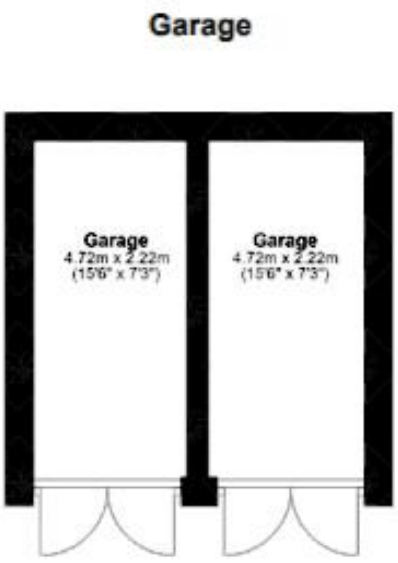




House and attached outbuildings total area: approx: 244 sq. metres (2626 sq. metres)  
Garage area approx: 21.4 sq. metres (23.7 sq. feet)  
Cowshed area approx: 100.5 sq. metres (1082 sq. feet)



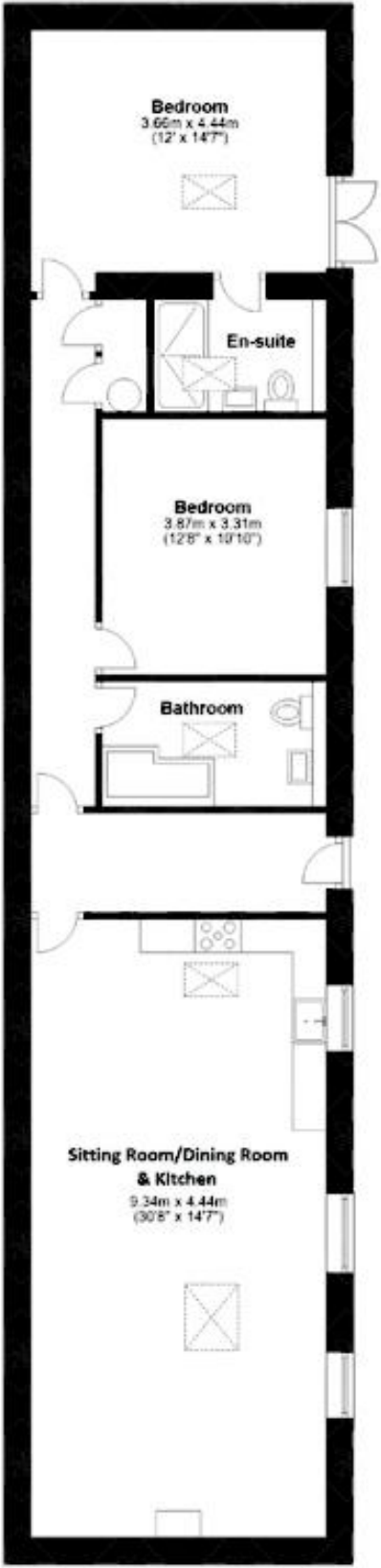
Ground Floor



Garage



First Floor



The Cowshed



The village of Horsley is ideally located for easy access to the A69 for Newcastle upon Tyne and Corbridge/Hexham, and has a village pub serving food; Horsley is close to Wylam village with a wider range of local amenities including shops, cafes and supermarkets.

There are railway links at Wylam and Corbridge to Newcastle and Carlisle, and a fabulous golf course at Close House at Heddon on the Wall.

**Services:** Mains electricity, water and drainage | Oil central heating | Tenure: Freehold | Council Tax Band: F | EPC Rating: D









**The Cowshed** is a stunning two bedroom, single storey stone built conversion finished to a high specification throughout, with a fabulous open plan living/dining room and kitchen with full height vaulted and beamed ceiling, oak floors and attractive exposed stone to the walls - an ideal holiday home providing a good regular income stream or as an annexe cottage to the main house.

Hallway | Magnificent 30ft open plan living space, with a beamed vaulted ceiling, wood burning stove and incorporating a fitted kitchen with integrated appliances | Master bedroom with beamed vaulted ceiling | Stylish ensuite shower room/wc | Second double bedroom with attractive exposed stone and beams to the ceiling | Well appointed bathroom/wc



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rare!

From Sanderson Young

