



South Fens Farm  
Fenwick, Stamfordham

FINE LIVING





# South Fens Farm, Fenwick, Stamfordham. NE18 0LN

A beautifully presented four bedroomed stone built family house converted from former farm buildings to provide outstanding family accommodation along with a detached annexe and extensive equestrian facilities to include stabling, floodlit ménage and grass paddocks extending to around 14.77 acres in total with the possibility of a further 7 acres available by separate negotiation. Occupying an elevated site with far reaching and magnificent views south the sale of South Fens presents a rare lifetime opportunity to purchase an idyllic rural property with much character and charm along with the equestrian facilities which could produce a useful income if ran as livery. The self-contained annexe has also produced a useful income in the past being let as a holiday unit and also on a longer term basis. The house itself comprises briefly entrance and reception halls with cloakroom/wc, sitting room with multi-fuel stove, dining room, 20 ft fully fitted kitchen, sun room, two bedrooms with Jack and Jill bathroom/wc, first floor landing with two further bedrooms and family bathroom/wc. The Annexe is a self-contained first floor property with fabulous views comprising spacious living/kitchen room, double bedroom and bathroom/wc. There is an open three bay garage below, external wc and beautiful south facing garden to the front. The main property also has its own garden and there is an extensive gravelled yard area providing access to the nine loose boxes and tack room, children's play area, ménage and paddocks beyond. There is planning permissions to construct a further agricultural building if required.

£895,000

Situated up a quiet country lane the property is surrounded by beautiful countryside yet well placed for surrounding villages of Stamfordham and Matfen with local schools, pubs and leisure facilities. Ponteland is around 10 miles distant with schools for all ages, excellent shopping facilities including Waitrose and a range of leisure facilities. The property is also well placed for access to Newcastle International Airport and within commuting distance of Newcastle upon Tyne.

This is a rare opportunity to acquire a fabulous country residence with magnificent views having well maintained and presented equestrian facilities. Early internal inspection is highly recommended.

**ENTRANCE HALL** Stable style entrance door, cloaks rail, tiled floor, double glazed window to the front.

**RECEPTION HALL** tiled floor, double and single panelled central heating radiators, cloaks cupboard, inset spot lights to beamed ceiling, stairs to first floor landing.

**CLOAKROOM/WC** fitted with a white suite comprising low level wc, quarter wash hand basin, double panelled central heating radiator, tiled floor, inset ceiling spot lights.

**SITTING ROOM 15' 8" (4.78m) x 15' 8" (4.78m)** cast iron multi-fuel stove, inset spot lights to exposed beamed vaulted ceiling, Karndean flooring, feature exposed stone wall, two double panelled central heating radiators, double glazed window to the front, double glazed door to the rear.

**SUN ROOM 15' 8" (4.78m) x 10' 0" (3.05m)** tiled floor, central heating radiator, beamed vaulted ceiling, double glazed windows and doors taking advantage of the magnificent view south.

**DINING ROOM 15' 5" (4.7m) x 10' 6" (3.2m)** Karndean flooring, two central heating radiators, inset spot lights to exposed beamed ceiling, feature exposed stone wall, double glazed window to the front, double glazed picture window to the rear, leading through to the sitting room

**KITCHEN 20' 2" (6.15m) x 15' 10" (4.83m)** L-shaped. Fully fitted with a comprehensive range of wall, base and display units with inset sink unit to black granite work surfaces with tiled surrounds, oil fired Rayburn with extractor hood over, integral dishwasher, automatic washing machine/dryer, fridge and freezer with matching doors, inset spot lights to beamed ceiling, tiled floor, central heating radiator, two double glazed windows to the front, double glazed window to the rear.

**REAR HALL** tiled floor, door to rear.

**INNER HALL** Karndean flooring, central heating radiator,

inset spot light lights to beamed ceiling, double glazed window to the front.

**BEDROOM ONE 17' 3" (5.26m) x 16' 9" (5.11m) plus entrance.** Good range of fitted wardrobes, Karndean flooring, inset spot lights to beamed ceiling, two double panelled central heating radiators, double glazed windows to the front and side.

**BEDROOM TWO 14' 3" (4.34m) x 13' 7" (4.14m)** range of fitted wardrobes, double panelled central heating radiator, Karndean flooring, inset spot lights to beamed ceiling, two double glazed windows to the rear.

**JACK AND JILL EN-SUITE BATHROOM/WC 12' 11" (3.94m) x 7' 10" (2.39m) max** well fitted with five piece bathroom suite in white with modern chrome fittings comprising low level wc, wash stand with his and hers wash hand basins, contemporary roll top bath with central mixer tap and oversized shower enclosure with electric shower unit, fully tiled walls and floor, inset spot lights to beamed ceiling, double panelled central heating radiator, double glazed window to the rear.

**FIRST FLOOR LANDING** double panelled central heating radiator, inset spot lights to beamed ceiling, velux double glazed conservation roof light to the rear.

**BEDROOM THREE 14' 0" (4.27m) x 8' 7" (2.62m)** double panelled central heating radiator, inset spot lights to beamed and vaulted ceiling, velux double glazed conservation roof light to the front and rear.

**BEDROOM FOUR 13' 6" (4.11m) x 8' 11" (2.72m)** double panelled central heating radiator, inset spot lights to beamed ceiling, 2 velux double glazed conservation roof lights to the front and rear.

**FAMILY BATHROOM/WC** fitted with a suite in white

comprising low level wc, vanity unit with inset wash hand basin, free standing roll top with ball and claw feet and central telephone style shower mixer, fully tiled walls and floor, velux double glazed conservation roof light to the front.

### THE ANNEXE

Stone built detached building with external staircase to the first floor entrance with magnificent views over the surrounding countryside.

**LOUNGE/KITCHEN 18' 0" (5.49m) x 11' 2" (3.4m)** The kitchen area is fitted with a range of units with oven, hob and fridge. Pleasant sitting area with two velux double glazed roof lights to the front.

**BEDROOM 12' 2" (3.71m) x 10' 9" (3.28m)** with velux double glazed roof light to the front.

**SHOWER ROOM/WC** fitted with low level wc, pedestal wash hand basin, shower quadrant and electric shower unit, fully tiled walls and floor.

This property makes an excellent annexe or 'granny flat' or would produce a useful additional income achieving between £300 - £400 per week as a holiday let and £500 - £550 per calendar month if let on an assured shorthold tenancy. The Annexe could be developed further in incorporate the garage area beneath, subject to the necessary planning consents.

**EXTERNALLY** the property is approached through a gated entrance providing access to a substantial gravelled area providing ample parking and access to various elements of the property.

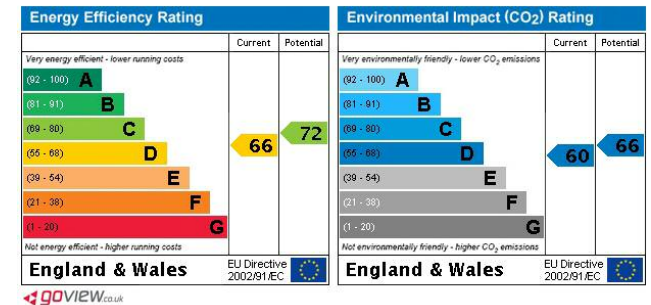
**TRIPLE BAY OPEN GARAGE** situated under the annexe with electric lighting and power points providing covered parking for up to three vehicles.

**EXTERNAL WC** This is ideal for those using the equestrian facilities.

Pleasant garden area with lawn and a good range of plants and shrubs to the borders with stone walls surrounding and pergola. There is a separate children's play area and enclosed garden to the front of the annexe being south facing with paved patio areas, pergola and extensive collections of plants and shrubs.

### EQUESTRIAN FACILITIES

The yard provides easy access to nine loose boxes and tack room with a water supply and lighting, floodlit ménage with all weather surface, paddocks extending to circa 14.77 acres and there is planning permission for the creation of an additional agricultural building if required. A further 7 acres is available by separate negotiation.



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**Important Note:** None of the services 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. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.



**The Annexe**



**The Annexe - Kitchen**



**The Annexe – Lounge Area**



**The Annexe - Bedroom**



