



6 bed detached house to buy in
Comb Hill, Haltwhistle, Northumberland,
NE49 9NS

£650,000

 x 6  x 6  x 3

Tenure
Freehold

Property features

 EPC Rating D

Driveway parking

Garden

Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: D
- ✓ Heating supply: Oil
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

Arrange a viewing

Lucy Sage
Branch Manager
Hexham

01434 605376
hexham@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Two cottages • 6 bedrooms • Stables with room for more • Potential for a ménage • Approx. 4.114 acres of grazing • Studio holiday cottage • Extensive outbuildings • Panoramic valley views

AN EQUESTRIAN OPPORTUNITY

A rare and genuinely exciting opportunity to acquire an equestrian smallholding of real versatility, occupying a private, elevated position above Haltwhistle with sweeping panoramic views across the South Tyne valley. Extending in all to approximately 4.114 acres, The Mount offers everything the keen horse owner or smallholder could wish for — established stabling with scope to create more, generous grazing, extensive yard and storage, and a hard-standing area offering clear potential for a ménage, all subject to the usual consents.

What sets The Mount apart is the way the equestrian and lifestyle facilities sit alongside substantial, beautifully presented living accommodation.

Arranged as two cottages providing six bedrooms in total, with a separate detached studio holiday cottage and a home office, the property allows an owner to keep horses or livestock quite literally on the doorstep while also enjoying a comfortable family home and the option of established and potential income from the holiday and ancillary accommodation. It is a combination seldom found in a single, well-connected rural lot.

ACCOMMODATION

The main residence is arranged as two very well-proportioned cottages set over two floors, beautifully presented throughout with exposed ceiling beams, characterful stone fireplaces with inset stoves, and bright reception rooms that make the most of the elevated setting and the views over the land.. The two dwellings together provide six bedrooms and six bath and shower rooms, four of the bedrooms being en-suite — flexible accommodation well suited to a family, multi-generational living, or the provision of livery or holiday lettings alongside the owner's home.

INCOME & DIVERSIFICATION POTENTIAL

Beyond its appeal as a private equestrian holding, The Mount lends itself readily to diversification. The detached studio holiday cottage already provides the foundation of a holiday-let income, and the second cottage, home office and outbuildings offer scope for livery provision, additional letting or guest accommodation, an equestrian or rural business base, and — subject to the relevant local authority consents — the conversion of further outbuildings. For a buyer wishing to combine a horse-owning lifestyle with a working income from the property, the opportunities here are considerable. The property also benefits from 'Solar Photovoltaic' tiles power generation on the south facing roof. Please request further details of any income or any electric costs offset.

LOCATION, LOCAL AREA & HACKING

The Mount enjoys an enviable rural position on the fringes of Haltwhistle, the historic Northumberland market town promoted as 'the Centre of Britain'. Nestled beside the River South Tyne and skirted by the Northumberland National Park and the North Pennines, the setting offers superb riding and hacking straight from the yard, while the town lies roughly two miles from the most spectacular central section of Hadrian's Wall, a UNESCO World Heritage Site. The town centre provides a welcoming mix of independent shops, cafés and traditional pubs, everyday convenience stores including a Co-op and Sainsbury's Local, a post office and a Thursday market, together with a Boots chemist and a doctors' surgery; further medical and dental services are available locally, with Hexham General Hospital around 17 miles away and the nearest A&E at the Cumberland Infirmary in Carlisle. The wider rural area is well served by agricultural merchants, equine vets and farriers.

Families are well served by the 'Outstanding'-rated Haltwhistle Primary Academy, caring for around 250 children aged 3 to 11, with onward secondary provision in the wider area. Transport links are excellent for so rural a setting: Haltwhistle railway station sits on the scenic Tyne Valley Line with direct services between Newcastle and Carlisle via Hexham, and the A69 trunk road runs close by, linking the same two cities and easing the towing of trailers and lorries to events and competitions across the region. Hexham, some 16 miles east, provides wider supermarket and high-street shopping, while Carlisle, Newcastle and the Metrocentre are all within comfortable reach.

The surrounding area is one of the most visited in the North of England, which underpins the property's holiday-let and diversification appeal. On the doorstep lie some of the finest stretches of Hadrian's Wall, together with celebrated Roman sites such as Housesteads Roman Fort, Roman Vindolanda and the Roman Army Museum. Walkers, riders and cyclists are drawn by the Pennine Way, the South Tyne Trail and numerous bridleways and circular routes, while the Northumberland National Park — internationally recognised for its Dark Skies — Kielder Water, the North Pennines and the Scottish Borders all lie within easy striking distance.

IN SUMMARY

The Mount is a rare equestrian smallholding combining approximately 4.114 acres of grazing, established stabling with scope to create more, extensive yard, garaging and storage, and clear potential for a ménage, with substantial and beautifully presented living accommodation across two cottages, a detached studio holiday cottage and a home office. Enjoying a private, elevated setting with panoramic views and excellent hacking on the doorstep — yet within easy reach of road and rail links — this is a complete lifestyle property of rare breadth, equally suited to the serious horse owner, the smallholder, and those seeking a rural home with established and potential income. Early viewing is highly recommended

Council Tax Band: D

Tenure: Freehold

Price: £650,000

Property Type: Detached House

USPs: Garden

Parking: Driveway

Heating: Oil, Solar

Electric: National Grid, Solar PV (Photovoltaic) panels

Water: Direct mains water

The Land

The holding extends to approximately 4.114 acres of gently sloping, well-positioned land wrapping around the buildings, lending itself naturally to division into paddocks for rotational grazing and turnout. The land is ideally suited to horses and ponies, and equally to sheep, a house cow or other smallholding livestock, with the existing yard and buildings providing a ready-made base from which to manage stock. The elevated aspect and free-draining position make for attractive, usable grazing, while the panoramic outlook is a daily pleasure when riding out or tending the land. There is excellent hacking in the surrounding countryside, with the open spaces of the Northumberland National Park and the North Pennines close at hand.



The House

THE HOUSE — FOUR-BEDROOM FAMILY HOME

The principal dwelling is a beautifully presented four-bedroom home of generous proportions, full of character with exposed ceiling beams, a stone fireplace and bright, well-arranged rooms that make the most of the elevated setting and the views over the land. It offers two reception rooms and a large open-plan kitchen breakfast room at ground level, with four bedrooms above.



Boot Room/Utility

4.45m x 3.37m (14'7" x 11'0")

A practical Entrance, Boot room & Utility Space — the ideal arrival point with space to shed muddy boots and outdoor kit before stepping into the main house. The utility room space has plumbing for laundry appliances and additional storage — invaluable for a busy equestrian household and for drying off after a day on the yard. The floors are finished in a tile effect floor vinyl.



Large Kitchen Breakfast Room

5.73m x 4.37m (18'9" x 14'4")

A superb, sociable open-plan kitchen breakfast room fitted with shaker-style cabinetry, solid timber work surfaces and integrated appliances, beneath characterful exposed beams. A central peninsula / island provides breakfast bar seating and a natural division between the cooking and dining zones, with generous room for a family dining table beyond — the heart of the home.



The House Reception One

5.84m x 3.43m (19'1" x 11'3")

A generous reception room with a feature stone fireplace and Woodburning inset stove, and a bay window framing the valley views. Comfortably accommodates two large sofas and a coffee table, with further space for a media unit and occasional furniture.



The House Reception two

4.29m x 4.34m (14'0" x 14'2")

A second spacious sitting room with picture window to the rear of the property overlooking the views of the valley below. Ample room for two sofas, armchairs and a coffee table, with space remaining for bookcases.



Shower Room / Cloakroom WC

2.06m x 3.42m (6'9" x 11'2")

A ground-floor shower room and cloakroom fitted with a walk-in shower, WC and wash-hand basin — perfect for coming straight in from the field.



First Floor Bedrooms (House)

Master Bedroom (Bed 1) 3.50m x 4.60m (11'6" x 15'1")

An impressive principal double with its own en-suite. Easily takes a king-size bed, a pair of bedside tables and a run of wardrobes, with further space for a dressing chair, and an outlook over the surrounding land to the front of the property.

Bedroom 2 4.17m x 2.53m (13'8" x 8'4")

A well-proportioned double bedroom with space for a double bed, wardrobe and bedside tables, served by an ensuite shower room

Bedroom 3 4.32m x 3.20m (14'2" x 10'6")

A further generous double bedroom with room for a double bed, wardrobes and bedside tables, enjoying the elevated outlook served by an ensuite shower room which WC Vanity Sink and Shower.

Bedroom 4 — Music Room 3.55m x 3.12m (11'7" x 10'3")

Currently arranged as a music and exercise room, readily taking a drum kit, keyboard and exercise equipment. Equally reverts to a comfortable double bedroom with space for a double bed, wardrobe and bedside tables, lit by a Velux roof window.



En-suite Shower Rooms (House)

Two bedrooms facing the rear of the property have en-suite shower rooms with basins/vanity sinks, shower enclosures, and low level WCs



Family Bathroom (House)

Adjacent to the Master Bedroom is located the family bathroom which serves both bedroom 1 and bedroom 4 (the music room). The bathroom has a fitted bath, shower enclosure, Low level WC and pedestal basin with wet walling around the bath area and wood effect laminate flooring.



The Cottage

THE COTTAGE — TWO-BEDROOM ADJOINING HOME

Adjoining the house is a charming and equally well-presented two-bedroom cottage, ideal as multi-generational accommodation, a holiday let, or livery/staff accommodation alongside the owner's home. It is full of traditional character, with a particularly handsome inglenook fireplace and exposed beams, and enjoys the same wonderful views.



Kitchen Diner 3.23m x 4.69m (10'7" x 15'5")

3.23m x 4.69m (10'7" x 15'4")

A well-appointed eat-in kitchen with quality units, timber-effect worktops, integrated oven and hob, and space for a dining table to seat four to six.



Lounge with Inglenook & Bay Window

4.29m x 4.34m (14'0" x 14'3")

A wonderfully characterful lounge centred on an inglenook fireplace with a wood-burning stove set within a stone surround, beneath exposed beams. A large wide bay window frames the valley views, and there is ample room for two sofas, armchairs and a coffee table. Adjacent facing west is the Sunroom, and is a bright space overlooking the front parking area and the view to the valley and garden.



Cloakroom WC

A neat and practical cloakroom WC with low level WC and vanity sink located off the hallway separated from the kitchen and lounge.



Bedroom 2 En-suite (cottage)

3.50m x 4.66m (11'5" x 15'3")

Dual aspect double bedroom en-suite facing the south and west with views overlooking the valley. The bedroom has space for double bed, bedside tables, chest of drawers and dressing table, has fitted wardrobes and is fully carpeted throughout.



Master Bedroom (Bed 1 Cottage)

4.73m x 4.57m (15'6" x 14'11")

A substantial dual aspect master double bedroom with en-suite shower room and has rare views to the Roman wall facing north. The room comes with fitted wardrobes and comfortably accommodates a double or king bed, wardrobes and bedside furniture.



Studio Holiday Cottage (Outbuilding 1)

5.13m x 5.68m (16'9" x 18'7")

A bright, detached open-plan studio with a fitted kitchen area and its own shower room — an excellent self-contained holiday let or guest annexe, and a useful potential source of income to offset the running of the yard. . A private shower room serving the studio, with shower, WC and wash-hand basin. - 1.29m x 2.40m (4'3" x 7'10")



Home Office (Outbuilding 3)

7.60m x 2.70m (24'11" x 8'10")

A versatile detached office, perfect as a yard or livery office, or for those running a business or working from home, with potential for alternative uses subject to consent.



Stabling — Four Stables With Scope For More

Set within the main outbuilding range is a row of four stables (each approximately 2.49m x 3.81m / 8'2" x 12'6", with one slightly larger at 2.61m x 3.78m). One of the four has already been converted to a gym and could readily be reinstated as a loose box, or retained for fitness and tack as preferred. The configuration offers obvious scope to bring the range back to full equestrian use and to create additional stabling, a tack room, feed and rug stores within the existing footprint, subject to any necessary consents. Adjoining the stables, a large garage (8.84m x 6.30m / 29'0" x 20'8") and a sizeable storage room (5.99m x 4.94m / 19'8" x 16'2") provide outstanding covered space for horse trailers, a lorry, machinery, hay and bedding, or for conversion to further boxes or an indoor handling/wash area, again subject to consent.



Potential for a Ménage

The extent of level hard-standing and yard around the buildings, together with the area of land available, offers genuine potential to create an outdoor manège or schooling arena, subject to the relevant local authority consents and ground conditions. For a buyer seeking to school and train at home, this is a significant and unusual advantage, and one that would further enhance the property's standing as a complete equestrian facility.



Workshop

A characterful timber-framed workshop with benching and extensive storage, — ideal for the maintenance, repairs and machinery storage that a working yard or smallholding demands.



Outbuilding/Storage Shed

One of the stables has been converted to a gym and there is an additional storage shed within the yard, useful for feed, bedding, garden machinery, tools or general storage.

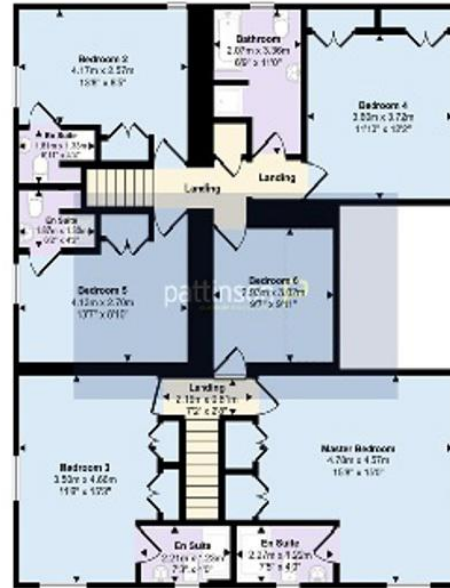




Ground Floor
Approx 154 sq m / 1656 sq ft

Devices head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Simple 2015.



First Floor
Approx 121 sq m / 1297 sq ft

Devices head height below 1.5m
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Simple 2015.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Comb Hill, Haltwhistle, Northumberland, NE49 9NS

Contact your local branch today for more information on this property:

**15 Priestpople, Hexham, Northumberland, Tyne & Wear, NE46 1PH, Tel: 01434 605376,
hexham@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

