

# BRUNTON

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RESIDENTIAL



**EAST HIGH HOUSE FARM, HUNSTANWORTH, DH8**

Offers Over £600,000

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Stylish & Well Presented Barn Conversion, Boasting Close to 3,000 Sq ft of Internal Living Space with a Superb Countryside Position providing Spectacular Uninterrupted Views Across the Derwent Valley.

This Charming Stone Built Residence Provides a Wonderful Lounge, Dining Hall, Contemporary Re-Fitted Kitchen/Breakfast Room, Three Double Bedrooms with En-Suites, Mature Lawned Gardens as well as a 3 Acre Paddock, Several Outbuildings and Large Driveway Providing Ample Parking for Multiple Vehicles.

This excellent, stone-built farmhouse is ideally situated within close proximity of the quaint village of Hunstanworth. Situated in the stunning North Pennines Area of Outstanding Natural Beauty, this delightful, detached period home is perfectly positioned close to the historic village of Blanchland, which is home to the Lord Crewe Arms Public House, and further local amenities.

The popular market towns of Hexham and Corbridge are both placed approximately 12 miles to the North and provide an excellent range of shops, supermarkets, and outstanding schooling, including Queen Elizabeth High School.

Outdoor enthusiasts can enjoy the nearby Derwent Reservoir along with miles of scenic open countryside providing access to wonderful walks with an abundance of wildlife right on your doorstep.

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East High House Farm provides a stunning, and substantial farmhouse brimming with character and charm, with a wealth of period features, including exposed wooden beams and beautifully imperfect walls that are fully insulated and are rendered to look like stone adding a feel of rustic elegance throughout the property.

The main entrance opens into a wonderful dining hall with dual aspect windows, beautiful flagstone flooring with exposed roof timbers and grounds floor guest cloakroom/WC.

A door to the left of the dining hall leads into an open-plan kitchen/breakfast room which offers a recently updated and re-fitted kitchen with shaker-style wall and base units. The kitchen enjoys a classic Belfast sink, an EC7 AGA which is nestled within an inglenook fireplace, integrated appliances, including a dishwasher, wine fridge, and fridge/freezer. The kitchen is finished with quartz countertops and a provides convenient breakfast bar and a further door leading to a pantry

The kitchen area provides the first of two stairwells which lead to the first floor, alongside a door leading back to the dining hall.

Beyond the dining room, a further door leads through and into the beautiful lounge, which is another highlight of the property. With exposed beams and windows at both the front and back, the room is filled with natural light, creating a bright and airy living space. A charming focal point of the lounge is the attractive Inglenook fireplace with a wood-burning stove, adding a sense of warmth and coziness. A second staircase from the lounge leads to the upper floor and is placed against an exposed stone wall.

To the first floor, the property offers three generously sized bedrooms, all with vaulted ceilings and exposed beams, emphasising the farmhouse's rustic appeal.

The principal bedroom is spacious and is filled with light, with ample room for wardrobes. This superb room benefits from an en-suite bathroom complete with a freestanding bath, WC, and sink.

The second bedroom is equally impressive, with space for both sleeping and lounging. This room also features an en-suite shower room with a shower and sink.

A hallway connects to a second staircase, leading to the large third bedroom. This bedroom includes an office area and an ensuite with a shower, sink, and WC, making it a versatile and practical space.

Externally, East High House Farm boasts mature and extensive gardens that offer stunning, uninterrupted views across the Derwent Valley & Reservoir. At the front of the property, a spacious gravel driveway provides ample parking for multiple vehicles.

The property also provides an additional three-acre paddock, which offers versatility and is ideal for a range of equestrian or smallholding use. The property also benefits from several additional outbuildings, including a generous barn/store and a field shelter, enhancing its appeal for those seeking rural charm and practicality which is ideal for stabling.

There is also a large external storeroom which adjoins the eastern wing of the house, along with a separate workshop which is fully insulated and re/worked into a fully functioning workshop/store, providing ample space for storage and potential for further development (subject to necessary planning consents).

Hunstanworth Village itself provides a popular village hall, with a daily school bus service running from Blanchland to both Corbridge and Hexham schools.

Regarding further local schooling, Slaley First School is placed only 15 minutes away for younger children, followed by Hexham and Corbridge Middle Schools, which are both equidistant from Hunstanworth.

Senior state schooling can be found at Hexham Queen Elizabeth High School, Hexham. Additionally, Mowden Hall Preparatory School, situated near Corbridge, provides excellent private education from nursery up to age 13. There are also several private day schools in both Newcastle and Durham.

Well-presented throughout, this excellent period home simply demands an early inspection, and early viewings are deemed essential.



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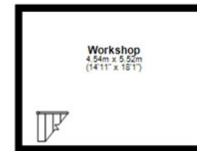
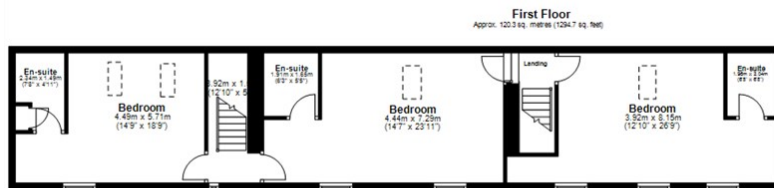
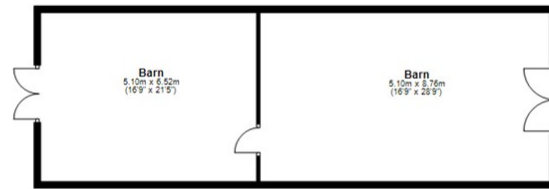
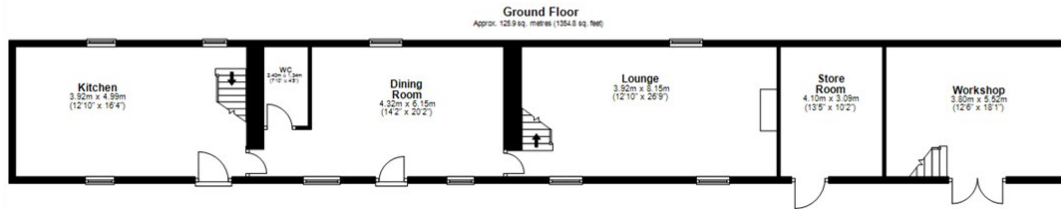
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TENURE : Freehold

LOCAL AUTHORITY : Durham CC

COUNCIL TAX BAND : D

EPC RATING : D



All measurements are approximate and are for illustration only.  
Please contact us for more information.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
			<b>84</b>
		<b>65</b>	
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			