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KILN PIT HILL, CONSETT, DH8

Offers Over £875,000

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Exceptional Equestrian Farmstead Offering Approx 20 Acres of Private Grounds, Three Spacious Bedrooms Including a Luxurious Principal Suite, Multiple Reception Rooms, Open-Plan Kitchen & Family Area with Four-Door AGA, Study, Utility/Boot Room, Double Garage, Professionally Constructed Riding Arena, Stables, Outbuildings & Panoramic Views Across the Tyne Valley.

Beautifully positioned on an elevated plot and accessed via a private lane, Backworth Letch Farm is set within around 20 acres of land on the edge of Kiln Pit Hill, offering privacy and stunning views across the Tyne Valley. The grounds include well-maintained gardens, several paddocks, a superb riding arena, and a stone-built stable block with three stables, tack room and yard. Additional outbuildings include a chicken coop, timber store, vegetable garden and pond. The location offers peace and seclusion while still remaining accessible to the nearby villages of Stocksfield and Riding Mill, with wider access to the amenities of County Durham and Northumberland.

Internally, this well presented home includes an impressive formal reception room with vaulted ceilings and fireplace, a sitting room, and a superb open-plan kitchen, dining, and family area. Additional features include a dedicated study, generous utility and boot room, and three double bedrooms – the principal suite with fitted wardrobes and luxurious en-suite, and bedrooms two and three sharing a stylish ‘Jack & Jill’ bathroom. The home also offers ample secure parking, and an integral double garage.

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The internal accommodation briefly comprises: Entrance lobby leading into an impressive formal reception room, featuring vaulted ceilings, dual aspect windows, and a striking fireplace. Adjacent to this is a second reception room – a sitting room with coving, a marble fireplace, and a window overlooking the front garden.

From the sitting room, you enter a superb open-plan kitchen, dining, and family area. This beautifully appointed space is fitted with granite work surfaces, integrated appliances, and a four-door electric AGA. A further door to the rear of the kitchen leads to a study, enjoying views over the rear grounds, while another door provides access to a generous utility and boot room, complete with plant room, ground floor WC, and access to the integral double garage and rear courtyard.

Stairs from the kitchen rise to the first-floor landing, which gives access to three good-sized bedrooms. The principal suite is particularly generous and benefits from bespoke fitted wardrobes and uninterrupted north-facing views over the Tyne Valley. It also features a luxurious, re-fitted en-suite bathroom with a freestanding bath and Neptune vanity unit. Bedrooms two and three both enjoy the benefit of a shared 'Jack & Jill' en-suite bathroom with a four-piece suite, while bedroom two also features fitted wardrobes and enjoys the same glorious south-facing outlook.

Externally, the property is accessed via a private lane with cattle grid and a timber entrance gate, leading to a long tarmac driveway and a large parking area in front of the integral double garage with electronic up-and-over doors. The home is perfectly positioned on an elevated plot, enjoying exceptional views across the Tyne Valley, Stocksfield, and Riding Mill.

Set within approximately 20 acres, the grounds include a number of paddocks, mature gardens, and several useful outbuildings. A professionally constructed riding arena is situated to the north of the property, and adjacent to the main residence lies a well-maintained, stone-built stable block comprising three stables, a tack room, a storeroom, and access to a private yard. There is also an enclosed vegetable garden with fenced boundaries.

The northern grounds extend toward adjacent woodland and farmland, enclosed by traditional stone walls and a wildlife corridor along the eastern boundary. To the south, three further paddocks are currently loaned to a local farmer for grazing sheep and include a timber store and additional outbuildings such as a chicken coop and large corrugated wood store. The grounds also feature a pond, enhancing the rural charm and self-sufficient lifestyle on offer. There is a large, recently planted woodland area along the north-east boundary of the property with 1000 saplings and young trees of various species. The property is serviced by a private septic tank system and is heated via Calor Gas.

There is an opportunity to develop a substantial stable block with full planning permission, ideally located close to the arena. Perfectly suited for an equestrian business, this development has been thoughtfully designed to support a high-quality rehabilitation and training centre.

Planning permission has been granted under reference 22/03746/FUL for the construction of a new, purpose-built equestrian facility.



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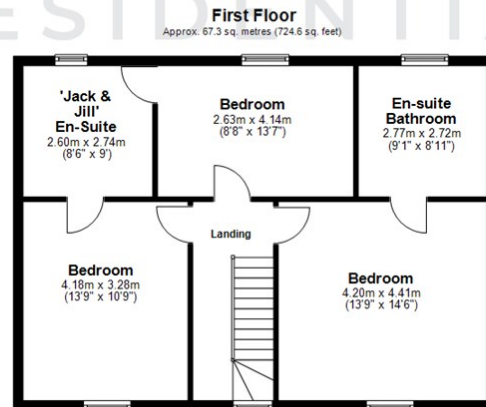
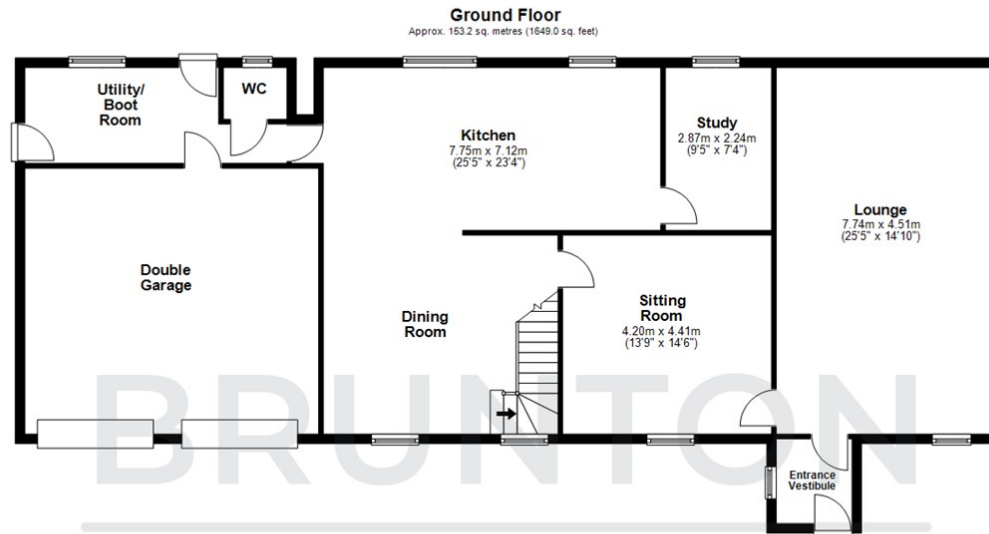
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland
County Council

COUNCIL TAX BAND : F

EPC RATING : E



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
			76
		47	
England & Wales		EU Directive 2002/91/EC	

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