

BRUNTON
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THE FARMHOUSE

Town Farm, Newton





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This impressive Grade II listed, double-fronted stone farmhouse is the principal residence of a former farmstead, located in the heart of the highly sought-after village of Newton. Offering nearly 3,000 sq ft of internal living space, this characterful property retains many period features, including sash windows with working shutters in most rooms, and benefits from an elevated position within beautifully landscaped south-facing gardens.

The property comprises three spacious reception rooms, large kitchen, five well-proportioned bedrooms, a family bathroom, two en-suite bathrooms, two WCs, a pantry, and a utility room / second kitchen. Occupying a desirable large garden plot, this home offers a wealth of potential for family living.

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Nestled in the stunning Tyne Valley, Newton provides the perfect balance of rural tranquility and convenient access to Newcastle and the surrounding villages. The village boasts a historic public house, a popular community hall, and picturesque countryside views.

The nearby village of Corbridge offers a delightful selection of boutique shops, a renowned delicatessen, restaurants, and essential services. Hexham, the historic market town, is just a short distance away, offering a wide range of shops, supermarkets, professional services, and cultural attractions, such as a cinema and theatre. For those who enjoy outdoor activities, both Matfen Hall and Close House offer exceptional golfing and spa facilities.

Families will benefit from excellent local schools, including the well-regarded Corbridge First and Middle Schools, Hexham's QEHS secondary school, and prestigious independent schools such as Mowden Hall Preparatory School.







THE HEART OF THE HOME

The property is accessed through a formal front door with stairs leading to the first floor. To the left, you'll find the dining room, which benefits from a double-opening multi-fuel stove that also serves the adjacent kitchen. The kitchen has been thoughtfully refurbished to an exceptionally high standard, offering south-facing views and featuring underfloor heating, modern base cabinetry, a central island, and plenty of space for cooking and entertaining. Just off the kitchen is an excellent pantry, providing additional storage and practicality. There is also a convenient WC with underfloor heating and extra storage space, perfect for everyday use. The kitchen also offers access to a porch and a stable door leading out to the west-facing courtyard.





The dining room seamlessly flows into a spacious lounge, which features parquet flooring and an additional multi-fuel stove set within a charming stone inglenook fireplace, complemented by a south-facing window and built-in window seat. To the east side of the property, you'll find a snug with dual-aspect windows and a cozy fireplace with a multi-fuel stove, providing a characterful and intimate reception space. To the rear of the property, the second kitchen is generously sized with tiled splashbacks, ample base cabinetry, and space for utility machines. It also provides access to a WC, storage room housing the heating system, and an external entrance to the East of the property. From this area, you can reach the rear porch, which leads outside to an area housing the oil tank and various storage buildings.



The first floor is home to five double bedrooms, three of which enjoy a south-facing aspect with far-reaching views across the Tyne Valley and beyond. The principal bedroom is generously sized, featuring an en-suite shower room and a dedicated wardrobe area. There's also a spacious double bedroom known as the Green Room, which includes built-in wardrobes. The Pink Room, while the smallest of the bedrooms, still offers ample built-in wardrobe space. To the rear of the property is another double bedroom with a large walk-in shower room and built-in wardrobes. This room also offers the potential to borrow space from an adjoining room, allowing the possibility of creating an en-suite for Bedroom Five, which is a comfortable double.







THE PERFECT OUTDOOR SPACE

Externally, the property boasts large front lawns with several patio areas, abundant mature shrubs, and beautiful plantings including climbing roses, lavender, and a miniature pear tree, among others. There are numerous log store's on the property, and the substantial driveway provides parking for multiple vehicles. The grounds also feature a Bothy, which has been granted planning permission for conversion into a one-bedroom dwelling. The proposed plans, including renovation details, have been approved by the council, and Listed Building Consent is already in place. A former pig hut, now used for storage, adds further potential. At the rear of the property, there's a fruit and vegetable garden with raised planters, apple, plum, pear & cherry trees, and a variety of lilac trees in different hues, creating a serene and productive outdoor space.



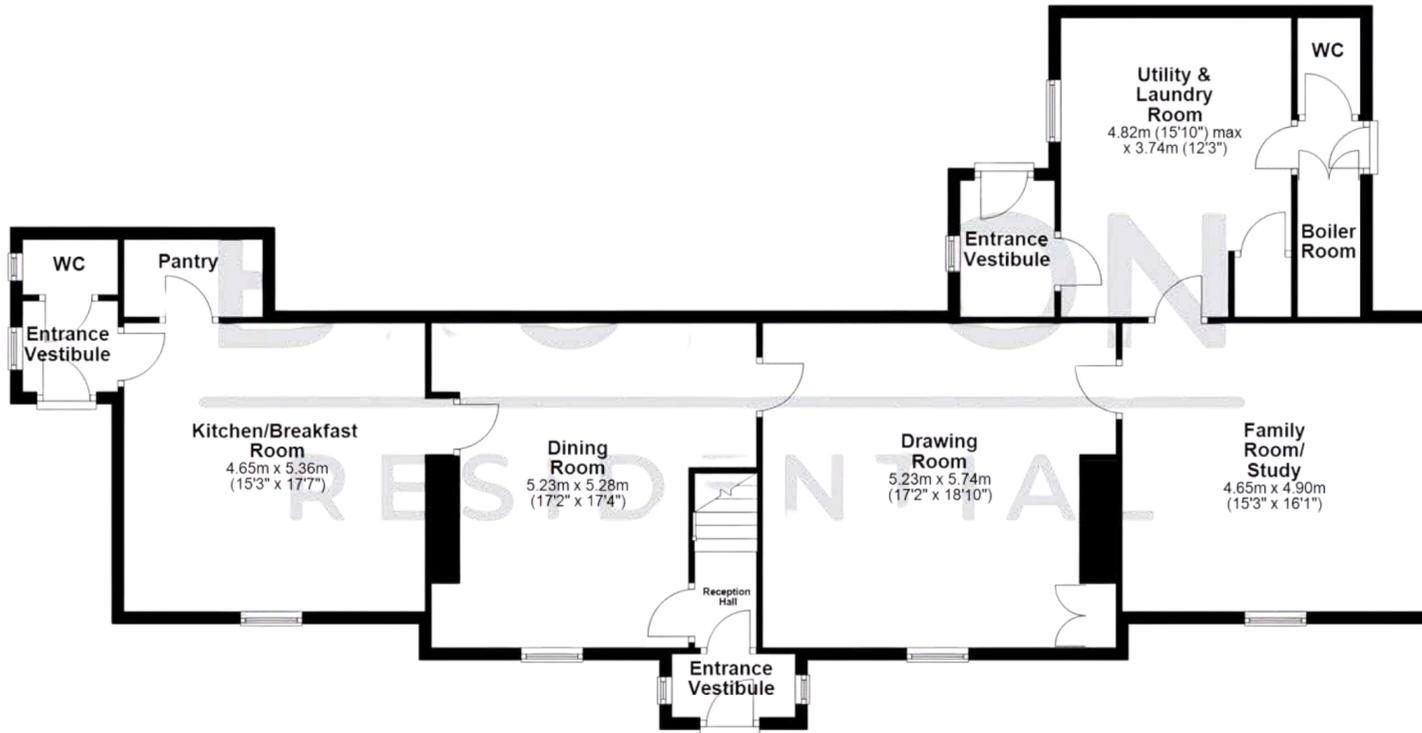
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Ground Floor
Approx. 141.9 sq. metres (1527.7 sq. feet)



First Floor
Approx. 128.6 sq. metres (1384.0 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

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