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**HIGH COWDEN FARM**

*Birtley Hexham*

Timeless farmhouse living, in Northumberland



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# HIGH COWDEN FARM

Birtley, Hexham

Beautiful Stone Built Farmhouse Enjoying an Exceptional Position with Outstanding Open Aspect Views Over the Northumberland Countryside and Boasting Over 3,000 Sq ft of Internal Living Space, with a Superb Open Plan Kitchen/Dining & Family Space plus Separate Utility, Beautiful Lounge and Impressive Dining Room, Five Great Bedrooms, Stylish Re-Fitted Family Bathroom, En-Suite Shower Room & Delightful & Extensive Lawned Gardens with Entertaining Terrace!

High Cowden Farm provides a superb, stone built farmhouse, which is thought to have been originally constructed in 1890, and provides well presented and proportioned accommodation throughout. The farmhouse forms part of High Cowden Farm Steading, where there are three other dwellings, and is positioned on a desirable and extensive plot which extends to approximately 0.7 acres.

The property itself was purchased by the current family around 10 years ago, and is located just outside of the village of Birtley within Northumberland, and is accessed just off from the A68, offering easy access back into Corbridge and the A69. Birtley provides a post office, church and village hall and is situated a short drive from the villages of Wark and Barrasford, which both offer further amenities.

Also placed close by is the popular village of Bellingham, with its shops, public houses and popular golf club. The beautiful village of Corbridge is located just a 15 minute drive to the south, with further shops and amenities.





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The internal accommodation comprises: The property itself is accessed through a communal gravel driveway leading from the A68 and around to the side of the property. An iron pedestrian entrance gate leads over the front garden and to the front door, which in turn leads directly into a superb open-plan kitchen, dining and family space, where the kitchen provides bespoke handmade cabinetry with stone work surfaces and an oil-fired Aga.



The kitchen then opens naturally through to a great family and dining area, which now benefits from newly fitted bi-folding doors opening out onto a delightful paved terrace, perfectly positioned to enjoy the surrounding open aspect outlook. A door from the rear of the family room leads into a rear hallway, which gives access to a useful re-fitted utility room, a plant room cupboard and a further door leading through to a ground-floor guest cloakroom and WC, along with external access to the rear of the property (this door is closed off).



An inner door then leads through into a central reception hall with an original fireplace, currently utilised as a music room, and from here a further door leads into a substantial dining room with a large (and impressive) Inglenook fireplace and dual aspect windows. The ground floor accommodation is completed by a beautiful sitting room, again enjoying dual aspect windows and wonderful open aspects across the surrounding countryside and provides a door back to the kitchen.

The stairs then lead up to the first-floor landing, which gives access to five good sized bedrooms, all of which are comfortable double rooms. The main bedroom enjoys access to a re-fitted en-suite shower room, whilst the remaining accommodation is served by a stylish and contemporary family bathroom which has been recently re-fitted with herringbone tiling and four piece suite and under-floor heating.







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## BEAUTIFUL COUNTRYSIDE VIEWS

One of the greatest commodities of High Cowden Farm is its exceptional elevated position, providing wonderful uninterrupted open aspect views across the Northumberland countryside, stretching as far as the Cheviot Hills and out towards the Lake District.

The grounds extend to approximately 0.70 acres and are well maintained with beautiful lawned gardens positioned to the west, along with two paved sitting areas, both enjoying exceptional views.

Additionally, the property also benefits from solar photovoltaic panels together with a ground source heat pump, providing for a more ecological (and desirable) way of living.





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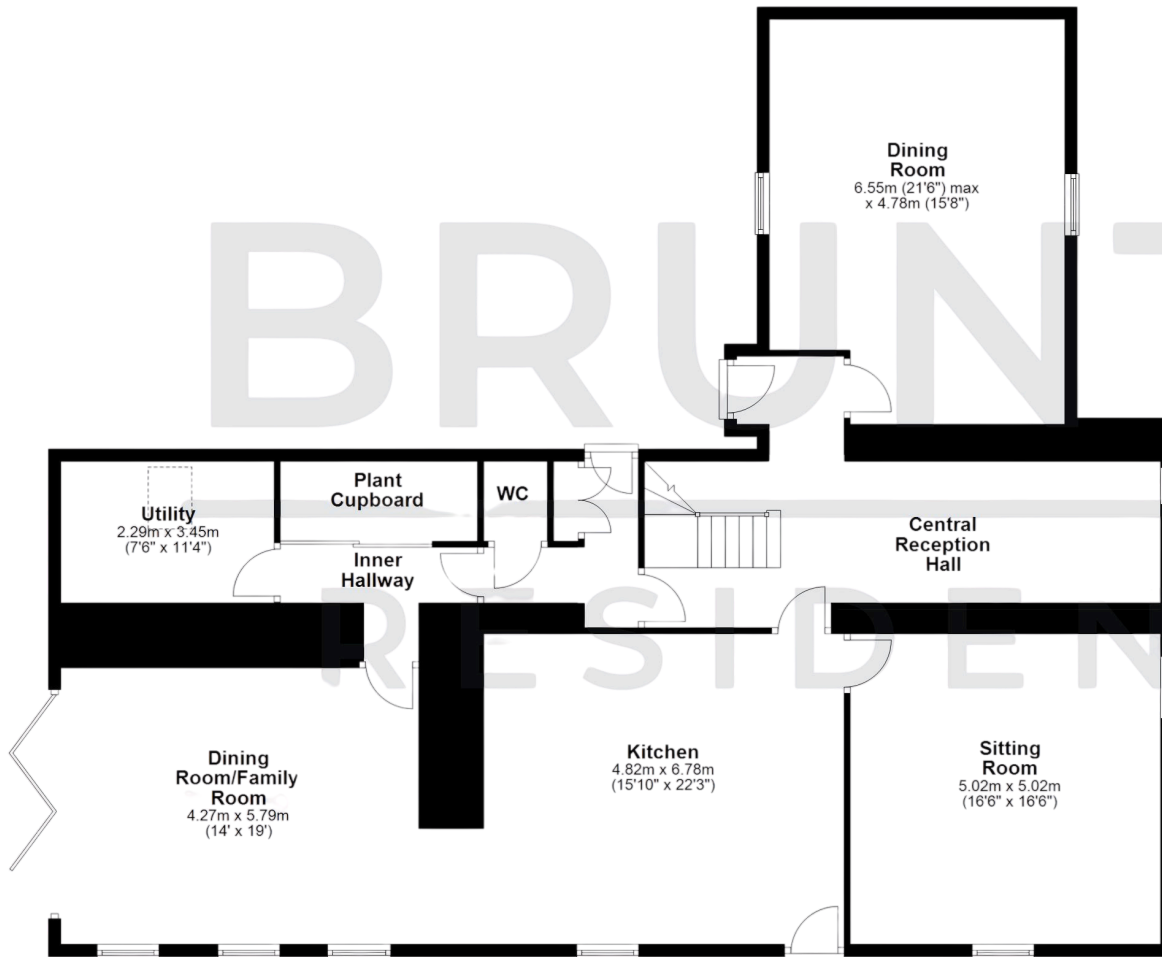


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

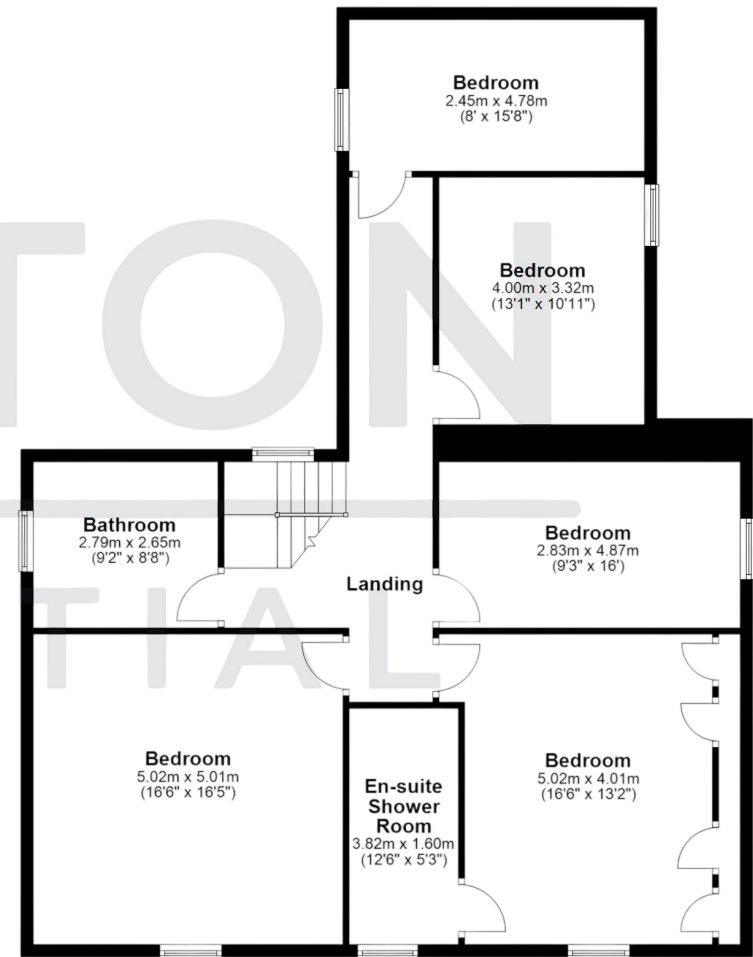
### Ground Floor

Approx. 172.9 sq. metres (1861.2 sq. feet)



### First Floor

Approx. 123.7 sq. metres (1331.1 sq. feet)



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[hexham@bruntonresidential.com](mailto:hexham@bruntonresidential.com)

[www.bruntonresidential.com](http://www.bruntonresidential.com)

**Great Park**

Middleton South  
NE13 9BJ  
0191 236 8347

**Hexham**

3 Beaumont Street  
NE46 3LZ  
01434 505 008

**Jesmond**

125 St George's Terrace  
NE2 2DN  
0191 466 1992

**Morpeth**

28a Bridge Street  
NE61 1NL  
01670 202 008

**Ponteland**

Main Street  
NE20 9NH  
01661 679 002