



Land Factor

**EAST STEEL FARM**

WHITFIELD, HEXHAM, NORTHUMBERLAND, NE47 8JP



# EAST STEEL FARM

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A traditional four bedroom stone built Northumbrian farmhouse, with a detached one bedroom bothy, approximately 44.4 acres of grazing and woodland, together with stabling, cattle sheds, manège, and income generating renewable energy installations.

### Description

East Steel House is a traditional stone built, four bedroom, Northumbrian farmhouse with south facing views across the Kingswood Burn valley. The property has been sympathetically modernised over the years, including the addition of a large conservatory and creation of a utility room and covered storage area. The house has been reroofed during the last year. Whilst the house has been greatly improved, it retains much of its original historical features and charm.

In addition to the farmhouse there is a detached one bedroom stone built 'bothy', American barn stables, manège, cattle sheds and approximately 17.97 hectares (44.4 acres) of land which includes some woodland.

East Steel Farm offers purchasers an opportunity to generate significant income as well as offering an attractive home.

The current owners have invested in a 10kw wind turbine located to the north of the farmhouse, this is registered under the Feed in Tariff scheme. Further details on the wind turbine, including a copy of the planning permission are available from the agents, revenue from the wind turbine for the last year was approximately £4,000. The bothy is currently let out as an Airbnb, and the land and buildings are currently let out to the local farmer on a short term licence.

In addition there is a wood pellet boiler accredited for the Renewable Heat Incentive located in the stables, this provides heating for both the Bothy and the farmhouse, revenue for last year was approximately £7,300. The boiler is available to be purchased under separate negotiation.

If the purchaser does not wish to purchase the RHI boiler, the vendor will replace with a new oil fired boiler.

### Location

East Steel is located in the South Tyne Valley and within the Northern Pennines Area of Outstanding Natural Beauty approximately 6 miles south of Haydon Bridge, and 13 miles south west of the popular market town of Hexham. The property is accessed via a private road from the Ridley to Whitfield road.

### Directions

Travel west from Hexham along the A69, by-passing Haydon Bridge and after approximately two miles, take the left turn signposted to Ridley Hall and Beltingham. Follow the road bearing to the right after passing under the railway, after approximately two miles follow the road round to the left and pass over the cattle grid. The drive to East Steel is on the left hand side approximately one mile after the cattle grid, with a sign for East and West Steel at the road end. East Steel is the last property, on the right.

## The Farmhouse

### Entrance porch

1.61m x 1.87m (5'3" x 6'2") Entrance via timber stable door, windows to two elevations, part glazed timber latch door to:-

### Dining Kitchen

8.76m x 3.64m (28'9" x 11'11") A Spacious room with painted beamed ceiling and well-defined dining and kitchen areas, the dining area has a multi-fuel stove set on a tiled hearth, and steps up to the utility room. There is a window to the north elevation and a door to the sitting room. The kitchen end is fitted with base and wall cupboards on three sides with a breakfast bar area with base units separating the kitchen and dining areas. The work surfaces along the northern wall incorporate a one and a half sink unit with mixer tap over, and a built-in 'Schott Ceran' ceramic hob with extractor hood over. There is a built in Hotpoint double oven, tiled splash backs, under unit lighting and display shelves. There is a latch door from the kitchen leading to:-

### Larder

3.10m x 3.15m (10'2" x 10'4") Traditional larder with original stone shelving.

### Utility room

4.41m max. 1.98m min. x 4.36m max. 2.07 min. (14'6" max. 6'6" min. x 14'4" max. 6'9" min.) L-shaped utility room with door leading to outside covered storage area. This room accommodates the back up oil fired central heating boiler, the electrics and heating controls. There are two large dairy style sinks, and a connection point for a washing machine. Door to:-

### Shower room / Downstairs loo

2,21m x 2.17m (7'3" x 7'1") comprising a tiled shower cubicle, pedestal wash-hand basin and WC. Extractor fan.

### Reception room

4.55m x 4.86m (14'11" x 15'11") (to understair) South facing room containing an open fire and stairs leading to the first floor and access through to the conservatory. Window seat, ceiling beams. Door to:-

### Sitting room

4.56m x 3.51m (14'11" x 11'6") Extensive book shelving along two walls, an open fireplace, and window seat.

### Conservatory

3.02m x 9.37m (9'11" x 30'9") This is a large room with a stone tiled floor which provides for a large living and dining area affording wonderful views to the south. Underfloor heating, sensor vents to control temperatures, three doors to outside.

## First floor

### Bedroom 1

4.59m x 3.24m (15'1" x 10'8") (measured to front of wardrobes) A double bedroom with a large range of built-in wardrobes, along one wall and a built in wardrobe above the staircase, south facing. Door to:-

### Bedroom 2

3.40m x 4.88m max. (11'2" max x 16'0" max.) Double bedroom with two windows. Second door to landing.

### Bedroom 3

4.55m x 3.53m (14'11" x 11'7") Double bedroom with period fireplace and window to front elevation.

### Bedroom 4

3.24m x 3.18m (10'8" x 10'5") A double bedroom with pitched ceiling and windows to two elevations.

### Bathroom

1.83m x 3.80m (6'0" x 12'6") comprising panelled bath with shower over, tiled splash-back and screen, wash-hand basin set into a vanity unit and WC. Airing cupboard. Window to rear extension.

### Externally

South facing front garden with lawn, mature beds and a HaHa giving views over the Kingswood Burn Dene. There is a lawned area to the north and east of the house with a concrete hardstanding that previously formed a base for a kennel building. To the north of this there is a kitchen garden area including a greenhouse and vegetable beds.

### The Bothy

The bothy is a one bedroom barn conversion, it has previously been used as ancillary accommodation to the house and is currently let out as an Airbnb.

### Kitchen / living room

5.46m x 5.01m (17'11" x 16'5") Contains a wood burning stove, convenient storage cupboard and a fitted kitchen with built-in electric hob and oven.

### Bedroom

3.37m x 3.07m (11'1" x 10'1") Small double room with a en-suite bathroom with a new shower, wash-hand basin and WC.

### American barn stables

Contained within a steel portal frame building, with 1.6m block walls with ventilated profiled sheeting above and a profiled sheet roof. The

building contains four 12ft x 12ft stables, a secure tack room, boiler room, workshop, and an area for feed and bedding storage, a water supply and electric lighting. The access is via double sliding doors which can cater for a horse trailer to simplify loading. The RHI wood pellet boiler is located in the boiler room in this building.

### Manège

Adjacent to the stables and specially constructed, fully drained, the manège, has not been used in recent years and the surface will require refurbishment.

### Cattle sheds

These comprise a collection of steel portal and timber framed buildings extending to approximately 920 square metres (9,900 square feet), clad with corrugated tin sheeting and concrete floors throughout, providing cattle housing and storage.

### Farm Land

The land is semi-improved grassland and is classified as Severely Disadvantaged within the Less Favoured Area. The land grows good grass with minimal input and provides a good acreage of mowable ground. The fields all benefit from natural or troughed water supplies.

### Woodland

The woodland is made up of small woods varying from the ancient and semi-natural woodland along the Kingswood Burn to coverts, consisting of native trees and shrubs.

### Environmental Schemes

The farm has previously been in a Countryside Stewardship Scheme, and is currently in an Entry Level Stewardship Scheme which expires this summer. The farm offers very high conservation value in terms of existing birdlife, and this may enhance opportunities for the farm to be eligible for future environmental management schemes for the farm.

There are no Forestry Commission Schemes in place on any of the woodlands.

### Sporting Rights

All the sporting rights are included in the sale and include game shooting and deer stalking.

The woodland is comprised of small coverts spread over the farm, which form a small family shoot including pheasants, partridge, snipe and woodcock.

### Easements

There are British Telecom and Electricity wayleaves on the holding that will be transferred to the purchaser on completion.





# East Steel, Whitfield, Hexham, Northumberland, NE47 8JP

Total area: approx: 197 sq. metres. Not to scale. For identification only



**Energy Performance Certificate**

East Steel Farm  
Whitfield  
HEXHAM  
NE47 8JP

Dwelling type: Detached house  
Date of assessment: 13 June 2011  
Date of certificate: 13 June 2011  
Reference number: 6206-0276-6726-2896-2893  
Type of assessment: RESAP, existing dwelling  
Total floor area: 197 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
A	A	D	D
B	B	E	E
C	C	F	F
D	D	G	G
E	E		
F	F		
G	G		

Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	287 kWh/m <sup>2</sup> per year	252 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	13 tonnes per year	11 tonnes per year
Lighting	£118 per year	£73 per year
Heating	£1,978 per year	£1,767 per year
Hot water	£225 per year	£216 per year

**You could save up to £290 per year**

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc., nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be a guide to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.



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