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THE RIDING FARM, RIDING MILL, NE44

Offers Over £475,000

A wide-angle photograph of a bright, modern living room with a high ceiling featuring exposed wooden beams. The room has light-colored walls and a wooden floor. A large, light blue sofa is positioned in the center, facing a stone fireplace with a black wood-burning stove. To the left, a large window with light-colored curtains allows natural light to enter. On the left wall, four framed posters are displayed. In the foreground, a wooden desk holds a large, silver, dome-shaped lamp. To the right, a yellow shelving unit holds various items, and a large, circular, sunburst-style mirror is mounted on the wall. A television is visible on the right side of the frame.



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Charming family home offering well-balanced accommodation, combining character features with practical living spaces and a generous rear garden. Thoughtfully arranged throughout, the property provides an excellent opportunity for families, couples or those seeking a peaceful village lifestyle within the Tyne Valley.

The accommodation is bright and functional, with a welcoming lounge centred around a log-burning stove and a functional kitchen complemented by a useful utility and additional storage. Three well-proportioned bedrooms, generous outside space and ample off-street parking make the property perfectly suited to modern everyday living. Additionally, the site is currently nearing the end of a full redevelopment of outbuildings. The Farm House presents an exciting opportunity to be modernised and developed to the same high standard of the neighbouring properties.

Riding Mill is one of Northumberland's most desirable villages, renowned for its strong community, excellent primary school, a local pub, café and railway station offering direct links to Newcastle and Carlisle. Surrounded by beautiful countryside and close to Hexham, the village provides an exceptional balance of rural living with excellent connectivity and everyday amenities.

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The internal accommodation comprises: an entrance hall with stairs to the first floor and direct access to the ground-floor family bathroom to the right. The family bathroom enjoys windows with aspects over the front of the property, allowing in plenty of natural light. The bathroom is generous and has a shower over the bath and a heated towel rail.

To the left of the entrance hall is a lounge/diner, also overlooking the front of the property. The lounge/diner benefits from a log burner and access to an under-stair store. To the rear of the property the kitchen is fitted with a range of wall and base units and a range cooker. The kitchen has a door leading to the rear garden and access to a useful utility with further plumbing for appliances. Also on the ground floor is an understairs cupboard.

The first-floor landing gives access to three well-proportioned bedrooms. The principal bedroom benefits from built-in sliding wardrobes and aspects over the front of the property.

Externally, the property is having a new rear private driveway installed, access via Riding Grange offering off-street parking for multiple vehicles, and the outside space also includes a good-sized garden. The small area out of the front will have pedestrian access to the A695 and village. The garden itself is laid mainly to lawn with mature trees and paved patio seating areas, creating the ideal space for everyday family life and entertainment.



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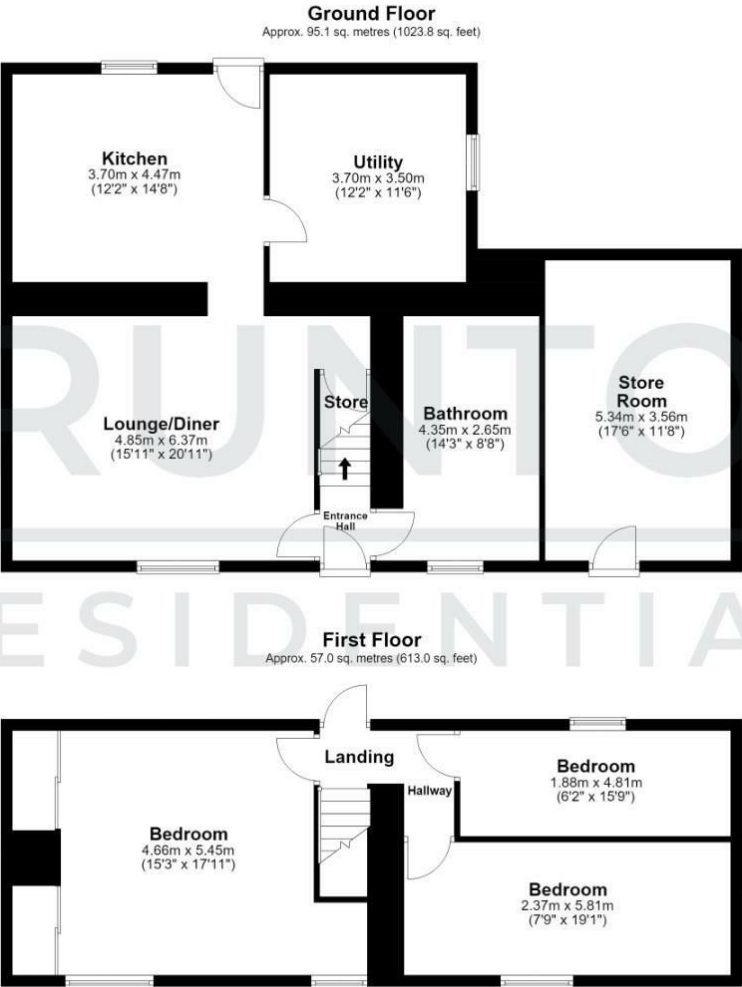
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING : F



Total area: approx. 152.1 sq. metres (1636.8 sq. feet)

