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PROPERTIES

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Sparty Lea | Hexham | Northumberland

Sparty Lea Farm



“A beautifully renovated rural smallholding with development potential and 10 1/2 acres of scenic land”

The Property

Set within the wide, unspoiled landscapes of West Allen Valley, Sparty Lea Farmhouse is a characterful country home that remains true to its traditional charm while incorporating considered modern updates. The property includes a thoughtfully renovated main farmhouse, two historic farm outbuildings including a characterful Grade II listed cottage and approximately 10 ½ acres of expansive pastureland extending to the scenic River East Allen, complete with fishing rights. As a smallholding, the estate also benefits from a reduced stamp duty classification, offering an additional advantage to prospective buyers.

The main farmhouse has been thoughtfully updated to maintain its rustic allure while incorporating modern amenities. A newly created dining room sits adjacent to the kitchen, providing a dedicated space for gatherings and featuring french doors to the exterior. The kitchen itself features an electric oven, induction hobs, and handcrafted cabinetry. The sitting room remains a focal point, centered around a log burner set in an original inglenook fireplace, while an additional adjacent dining room is anchored by another impressive inglenook fireplace with a wood-burning stove. The first floor continues the theme of understated charm with neutral lavender tones, featuring well-proportioned bedrooms offering serene views of the surrounding countryside and a modern bathroom equipped with a newly installed shower.

Development potential abounds with this Grade II listed stone building, now a substantial and carefully prepared shell with planning permission granted for conversion into a two bedroom dwelling. Significant structural works have already been undertaken, including the installation of a new first floor following a full structural survey, with twelve new structural beams introduced while the

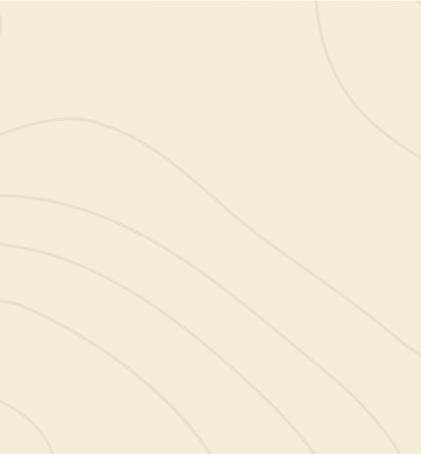


original oak beams have been retained for decorative effect, preserving the building's historic character. New windows complete with lintels have been installed, along with a full electrical installation, all signed off under Building Regulations.

The ground floor has been finished using traditional lime construction and fully conforms to current Building Regulations, incorporating furnaced glass cube insulation beneath the lime floor to provide modern performance while respecting the integrity of the original structure. The building also retains its striking inglenook fireplace and exposed beams, offering a dramatic sense of scale and atmosphere and lending itself equally well to future residential use or creative space.

Externally, the property has benefited from extensive recent improvements, including a fully repointed exterior, a new water treatment plant, and upgraded drainage now connected to the cottage, dairy, and a potential shepherd's hut site. Mains drainage is in place, and all windows, doors, and structural beams have been approved by Building Control. The building is now ready for internal fit out and customisation, allowing an incoming owner to complete the interior entirely to their own specification while adding significant value to the wider estate.





Google Maps

what3words



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Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Services

Mains electricity. Private water supply. Oil-fired central heating. Drainage upgraded with new water treatment plant and compliant septic system.

Postcode Council Tax EPC Tenure

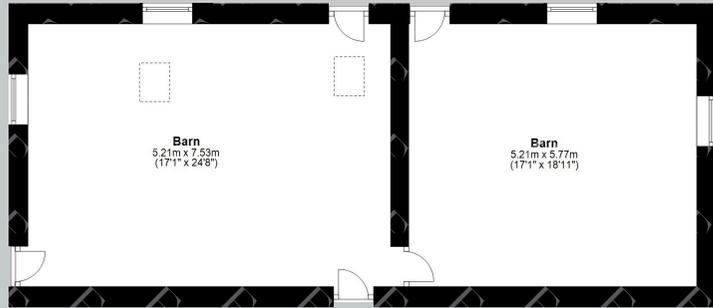
NE47 9UA

Band D

Rating C

Freehold

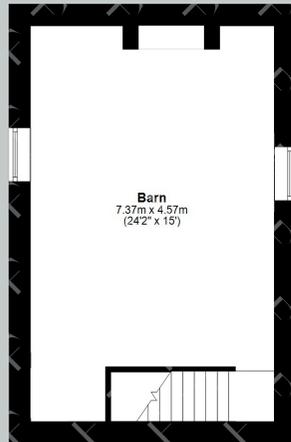
Floor Plans



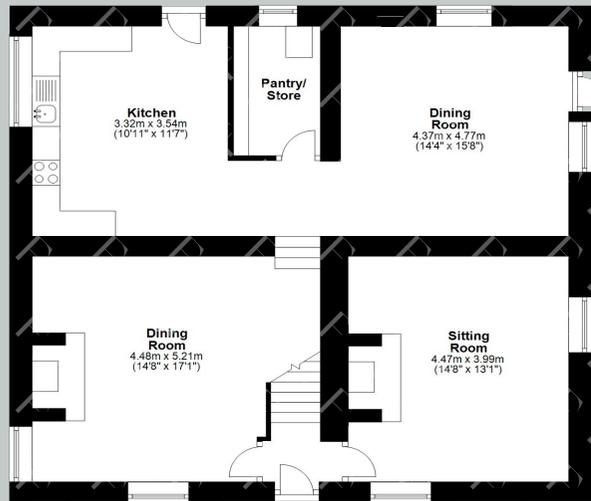
Ground Floor



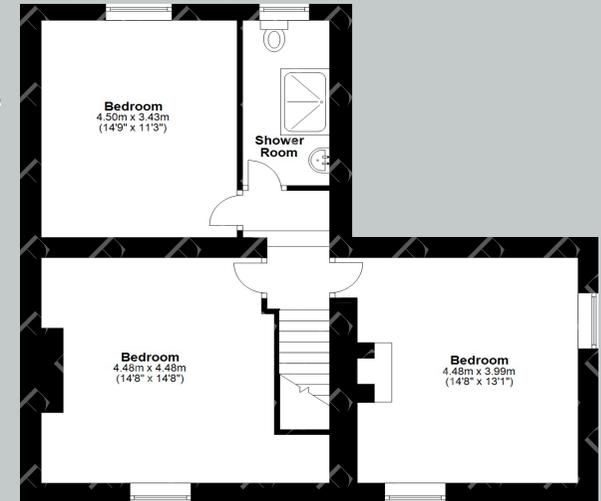
Outbuilding Ground Floor



Outbuilding First Floor



Ground Floor



First Floor

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Viewings Strictly by Appointment



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15 Market Place | Corbridge | Northumberland | NE45 5AW
0330 111 2266 | contact@finest.co.uk

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