



PRIVATE
No
Parking

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Blackett House

Matfen, Northumberland.

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A handsome stone built Grade II Listed character property in a sought after village location.

Hexham 13.5 miles
Corbridge 6.5 miles
Newcastle upon Tyne 18 miles

2 Reception Rooms
Breakfasting Kitchen | Utility
Study | 5 Double Bedrooms
3 Bathrooms (2 en-suite)
Generous gardens | Garaging
and parking | Central village
location

THE PROPERTY

Blackett House is an imposing country house steeped in history with delightful gardens. Belonging to the Matfen Estate, the property has never been for sale before and offers the perfect blend of a conveniently accessible location with timeless charm, making it an ideal haven for those seeking a tranquil countryside lifestyle and yet be within easy commuting distance of Hexham, Newcastle upon Tyne and major transport links.. Timeless and characterful period features are evident as you look at this fine property including the Blakett Family coat of arms proudly displayed on the front elevation, stone mullioned windows with working shutters and beautiful fireplaces.

A stone portico leads into the reception and staircase hall that runs the entire depth of the house to a rear access porch. The principal reception rooms comprise a drawing room, dining room both with open fireplaces and a study. There is also a substantial breakfasting kitchen with integrated appliances, a utility and a cloakroom/wc. There are five double bedrooms off the landing on the first floor with the master bedroom and bedroom 2 both having en-suite facilities while the three remaining bedrooms are serviced by a family bathroom.

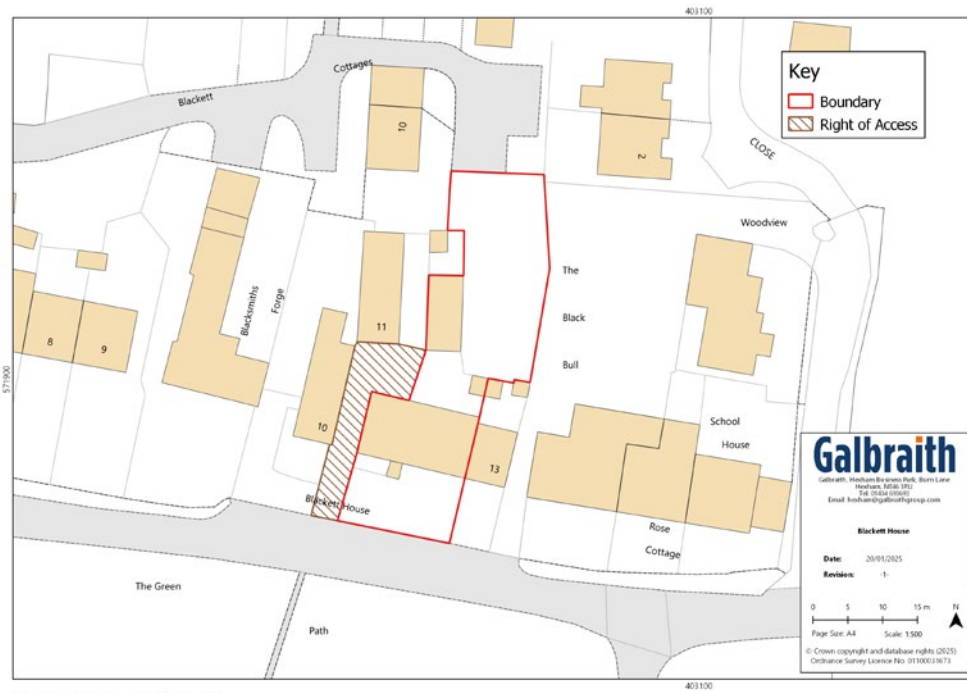
OUTSIDE

Blackett House enjoys a central village location with quaint pavement style gardens behind private off street parking that are located either side of the front entrance portico. To the rear there is a generous garden, garaging and outbuildings.

LOCATION

Blackett House is perfectly positioned in the charming village of Matfen, considered to be one of the most desirable Northumbrian villages. Conveniently located west of Newcastle, Matfen offers a selection of local amenities, including a village shop, a tearoom, a popular pub, a village hall, a parish church and the renowned five-star Matfen Hall Hotel with its golf courses, spa, swimming pool and award-winning restaurant. Further amenities are available at Corbridge, Ponteland, and Hexham, whilst more extensive facilities can be found in Newcastle upon Tyne, with an international airport and regular main line trains to London Kings Cross and Edinburgh.





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The Tyne Valley has beautiful scenery and appealing, historic villages, all of which are easily accessible via a good local road network. Many of the region's attractions can be found within a short drive and further afield is the Lake District National Park, Northumberland National Park and the Northumberland heritage coastline. Schooling is well catered for with first schools in Stamfordham and Belsay, and first and middle schools in Corbridge. A wide range of schooling is available in Hexham, while independent Mowden Hall Preparatory School is also within easy reach.

DIRECTIONS

Drive into Matfen from the south. Driving through the village, Blackett House is the penultimate property on the left before the Black Bull pub. Post Code NE20 0RP.

GENERAL

Services: Mains electricity and drainage. Oil fired central heating.

Local Authority: Northumberland County Council

Tenure: Freehold | Council Tax: Band F | EPC: Rated D

AGENTS NOTE

Blackett House adjoins a one bedroom property known as Temperance Cottage. It too is available for sale through Galbraith's Hexham office. Both properties are available for sale separately or can be sold together.

VIEWING

Strictly by appointment with Galbraith Hexham
Tel: 01434 693693 Email: hexham@galbraithgroup.com

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either: a) originals of primary (e.g. a passport) and secondary (e.g. current council tax or Utility bill) or b) copies of the same certified and dated by appropriate professional. Failure to provide this information may result in an offer not being considered.



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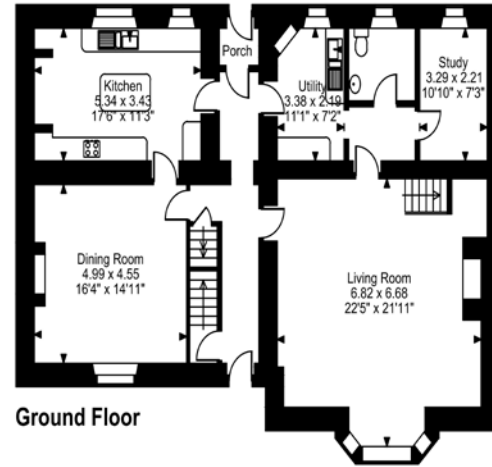
Blackett House, Matfen, Newcastle upon Tyne

Approximate Gross Internal Area

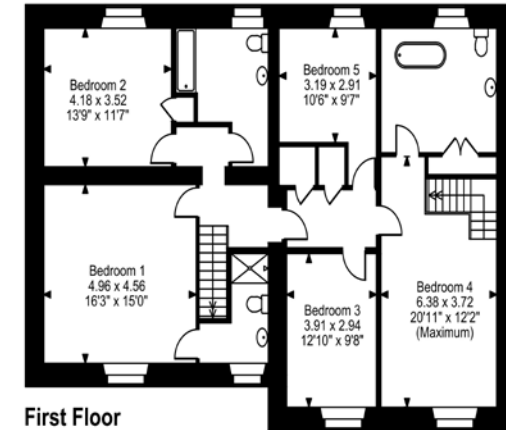
Main House = 3184 Sq Ft/296 Sq M

Shed = 467 Sq Ft/43 Sq M

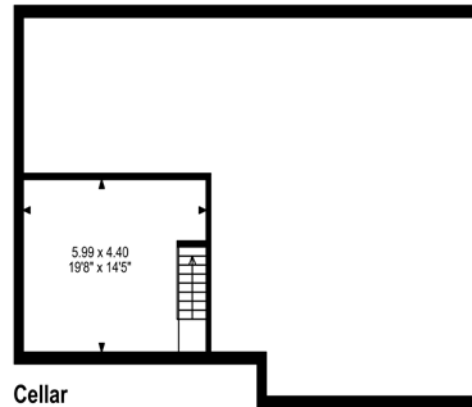
Total = 3651 Sq Ft/339 Sq M



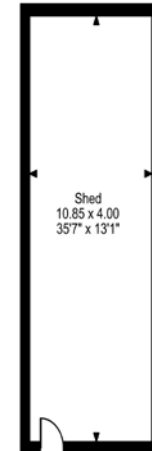
Ground Floor



First Floor



Cellar



Shed
10.85 x 4.00
35'7" x 13'1"

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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IMPORTANT NOTES

1. These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 4 If there are matters of particular importance please raise this with us and we will try to check the information for you. Particulars prepared January 2025. Photographs taken September 2024.