



# The Cart House

Fenwick Tower Farm, Fenwick, Northumberland.

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## An impressive barn conversion in a beautiful countryside setting.

3 Bedrooms | 2 Bathrooms (one en-suite) | Sitting Room | Kitchen/Dining Room | Large Garage | Extensive Lawned Garden | Idyllic Rural Location

### THE PROPERTY

The Cart House is a beautiful barn conversion offering three bedrooms and stylish accommodation in a sought-after rural setting. The living space is arranged across a single accessible level and includes impressive, vaulted ceilings with exposed timber beams. The sitting room has solid wood herringbone flooring, a log burner and full-height windows giving plenty of natural light. The well-equipped kitchen and dining room has slate tiled flooring, a central island and Aga, plus space for a dining table. The two double bedrooms are both well-presented with built-in storage. The third bedroom is currently being used as a Study. The principal bedroom has an en suite shower room, with the second and third bedrooms sharing a family bathroom with a freestanding bathtub and a separate shower unit.

### OUTSIDE

The property is located on a sweeping gravel driveway with parking for several vehicles and access to the large garage. The

delightful garden features paved terracing for al fresco dining, as well as an extensive lawn with an established laurel border hedge providing privacy.

### LOCATION

The Cart House lies in a stunning rural setting, between the villages of Matfen and Stamfordham which offers a selection of local amenities including the renowned five star Matfen Hall Hotel with its golf courses, spa, swimming pool and award-winning restaurant. The nearby village of Corbridge has a selection of independent shops, pubs and other amenities whilst larger shops, supermarkets, restaurants and a train station are available in Hexham. Newcastle-upon-Tyne is a 30 minute away drive where regular train services run to London and Scotland. Newcastle International airport and the A1M motorway are within 10 miles. The area surrounding the Cart House is a pretty environment with a network of local footpaths direct from the door. The Tyne Valley has scenic views and attractive historic villages which are easily accessible via a good local road network. Many of the region's attractions, including Hadrian's Wall, are within a short drive. Further afield is the Lake District to the west and the East Coast. First schools are located in Stamfordham (Ofsted Outstanding) and Belsay, with first and middle schools in Corbridge. A wide range of schooling is available in Hexham, while the independent Mowden Hall Preparatory School is also within easy reach.





## DIRECTIONS

Head east out of Matfen. The Cart House is in a cluster of traditional buildings on the right (south) side of the road after about 2 miles.

Post Code NE18 0QP

## MILEAGES

Matfen 1.6 miles  
Stamfordham 1.9 miles  
Corbridge 7.5 miles  
Hexham 12.5 miles  
Newcastle upon Tyne 15 miles

## GENERAL

Services: Mains electric, water and drainage. Oil central heating.  
Local Authority: Northumberland County Council  
Tenure: Freehold  
Council Tax: Band F  
EPC: Rated D

## 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.



WHAT THREE WORDS

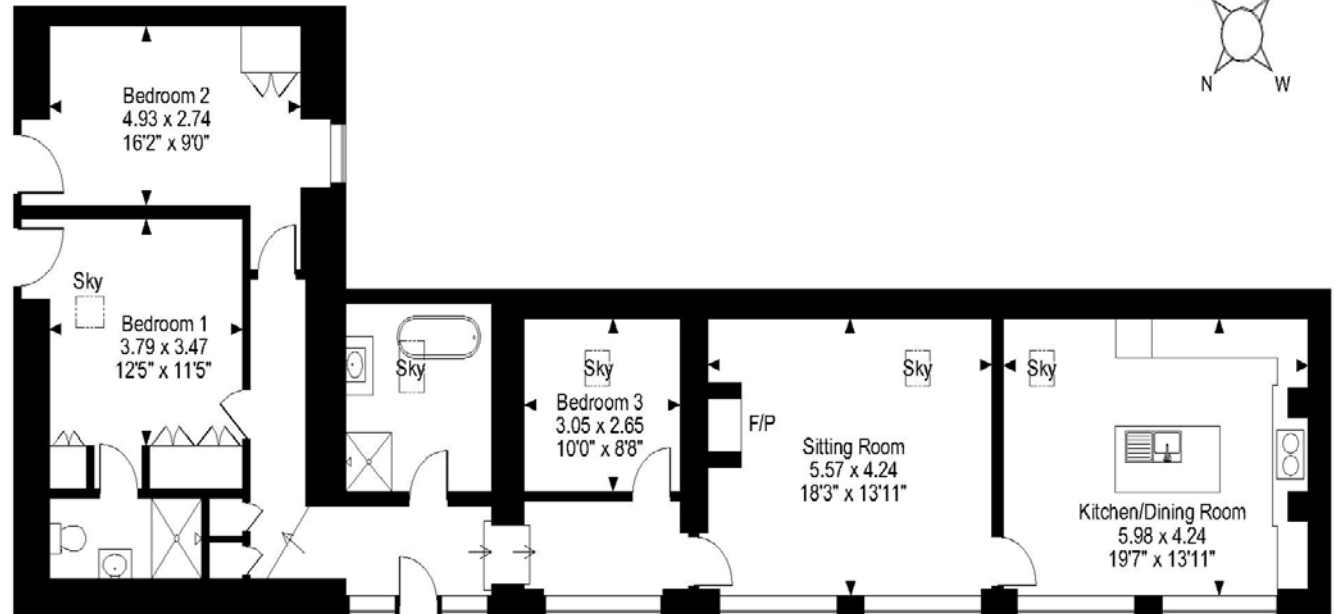
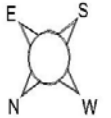
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**Galbraith**

**onTheMarket.com**

Hexham Business Park, Burn Lane, Hexham,  
NE46 3RU  
01434693693  
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**The Cart House, Fenwick.**  
Approximate Gross Internal Area  
1376 Sq Ft/128 Sq M



Ground Floor

### 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 May 2024. Photographs taken September 2023 and May 2024.