

# Threpwood Hill

Birtley, Hexham, Northumberland, NE48 3HJ

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**A fantastic re-development opportunity to create your dream home in a stunning location.**

Hexham 20 miles  
Bellingham 8 miles  
Barrasford 5 miles

Idyllic rural location | Exciting development opportunity  
Outstanding views | Kitchen Utility | Garden room  
4 bedrooms | 4 bathrooms

## THE PROPERTY

Threpwood Hill provides an excellent opportunity to re-develop a traditional game keeper's lodge currently located off-grid in a wonderfully isolated and peaceful countryside setting. The property benefits from full planning permission to create a charming four-bedroom house incorporating the existing stone-built outbuildings.

## OUTSIDE

The position and the views are imperial, it is an extraordinary location with 360\* panoramic views set deep into the Northumbrian countryside and is a true escape from the hustle and bustle of life yet

Hexham Business Park, Burn Lane, Hexham,  
NE46 3RU  
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is still in a convenient location. There is a south facing walled garden and extra land for parking is included in the sale.

## LOCATION

The property is just south of the lovely rural village of Birtley, surrounded by beautiful rolling hills and dramatic scenery. Birtley is 5 miles Northwest of Barrasford which has a local village shop and primary school. The market towns of Bellingham and Hexham provide a wider range of local retail, educational and professional services. An eclectic range of boutiques, cafes and restaurants in Corbridge are also very accessible. Newcastle is also within easy reach and provides further comprehensive cultural, educational, recreational and shopping facilities.

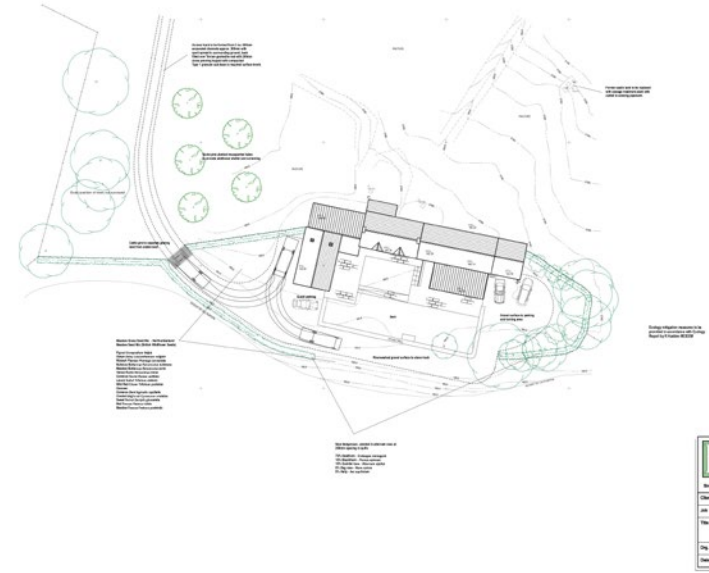
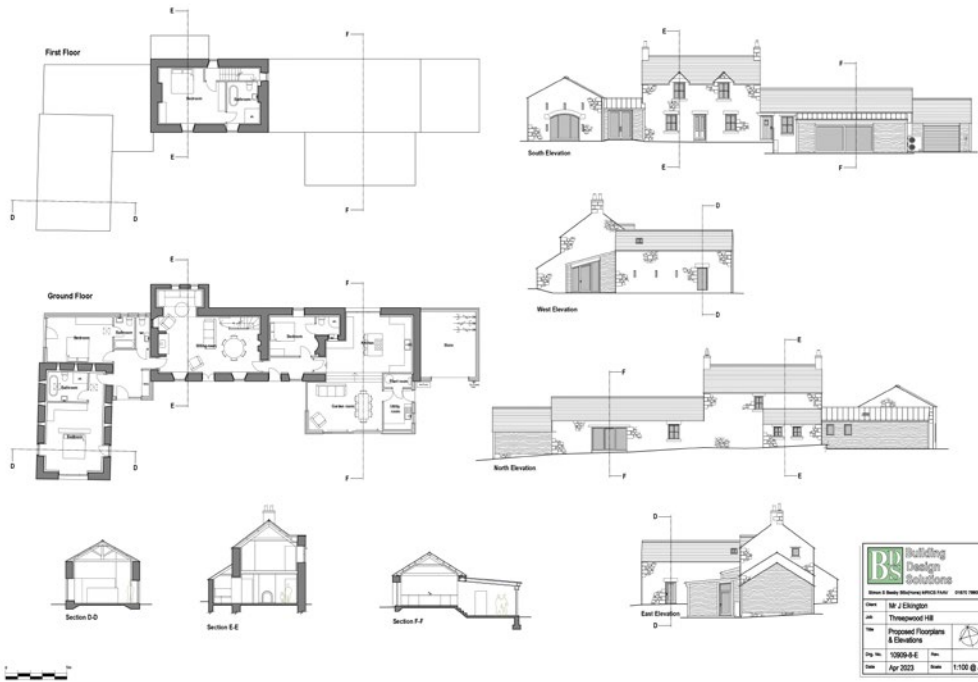
## DIRECTIONS

Please note the postcode will take you to the wrong location if using a Sat Nav.

Please follow these directions or use What Three Words.

Drive north west out of Barrasford. After approximately 3 miles, turn right for Birtley. Turn left at the T junction just south of Birtley. Head down the hill. The gate and access to Threpwood Hill is on the left next to a small building. Please park and walk up to the property.





## GENERAL

### Services:

Threpwood Hill is not connected to mains water or electricity. There is an opportunity to make a connection to mains water and electricity.

The septic tank must be replaced by the new owner with a sewage treatment plant as per the approved planning application.

EPC: Band G

Council Tax Band: Band A

Tenure: Freehold

Local Authority: Northumberland County Council

## PLANNING INFORMATION

Planning Permission (reference: 23/03035/FUL) has been granted for the creation of a bespoke four bed family home and vehicular access.

## HEALTH & SAFETY / VIEWING

Strictly by appointment with Galbraith Hexham

Tel: 01434 693693

Email: [hexham@galbraithgroup.com](mailto:hexham@galbraithgroup.com)

These buildings are vacant and are not entirely safe to inspect without being accompanied.

## 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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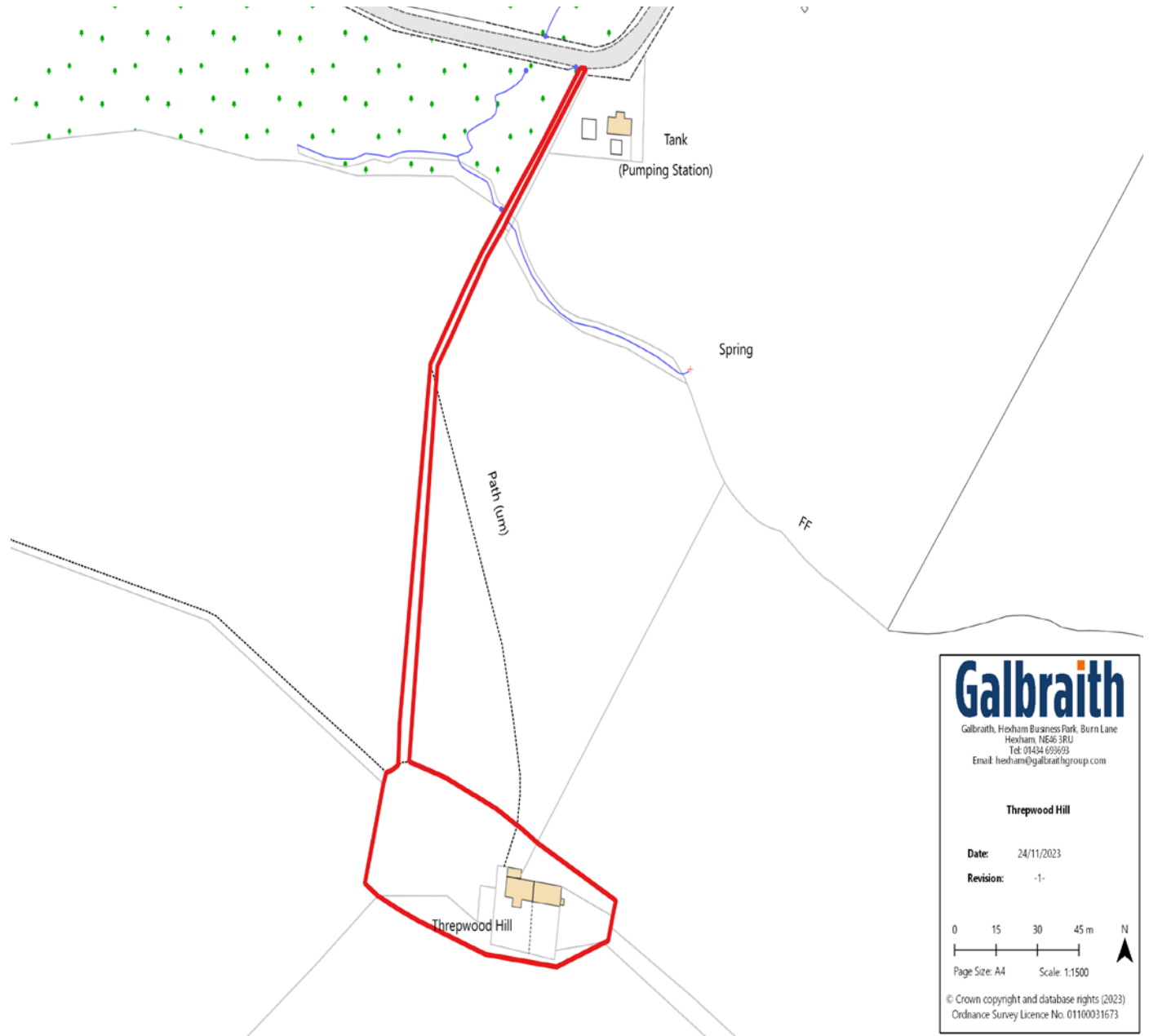
**Galbraith**



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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 November 2023. Photographs taken November 2023.