

Bog House,
Matfen, Northumberland



Strutt
& Parker

Land and property. Since 1885.

4,637 sq ft (430 sq m) | 4 reception rooms | 5 bedrooms | 5 bathrooms
Triple Garage | Two 2-Bedroom Cottages | Rural | In all about 17.06 acres

Guide price £1,500,000





An exceptional sandstone country home offering complete privacy and elegant family living, set within 17.06 acres of permanent pasture with two semi-detached cottages.

The property

Constructed from mellow sandstone, Bog House is an exceptional country home providing complete privacy and tranquillity, whilst remaining remarkably well connected to the principal business, commercial and transport links across the North East. Combining period character with modern comforts, the property has been thoughtfully designed to create an elegant yet highly practical family home.

A welcoming reception hall forms the heart of the house, providing a natural divide between the principal reception rooms and the bedroom accommodation. Situated within the oldest part of the property, the impressive drawing room enjoys far-reaching views across the gardens and surrounding countryside through its tall, elegant windows. Double doors open into the adjoining garden room, while a vaulted ceiling with exposed beams and an ornate fireplace housing a solid fuel stove creates a wonderfully warm and inviting atmosphere.

Positioned at the western end of the house, the garden room enjoys a spectacular outlook and is perfectly placed to make the most of the evening sunshine, providing an ideal space to relax throughout the year.

Opposite the drawing room, the generous kitchen is designed very much as the social hub of the home. Full-height south-facing windows and glazed doors fill the room with natural light and open directly onto the sheltered south-facing courtyard, creating a delightful suntrap in every season. The kitchen centres around an electric Aga set within a substantial island and is complemented by an excellent range of fitted wall and base units together with integrated appliances. At the opposite end of the room, an open fireplace, generous dining space and comfortable seating area combine to create a room equally suited to everyday family life and entertaining.

The dining room is accessed via double doors from the reception hall and is an elegant, light-filled space overlooking the gardens through an impressive run of sash windows. A striking feature fireplace provides an attractive focal point, while a sweeping staircase rises to the principal bedroom suite with its en-suite bathroom.

The bedroom accommodation is arranged within its own wing of the house, providing four further bedrooms, each benefiting from en-suite facilities, with one also enjoying the addition of a dressing room. A spacious study offers excellent flexibility and could readily serve as an additional bedroom if required.

Completing the accommodation is a generous laundry/utility room fitted with a range of base units incorporating a sink, fridge/freezer and wine fridge. From here there is access to the plant room, which houses the controls and hot water cylinders for the ground-source heat pump system. This provides underfloor heating to the principal rooms and radiator heating to the bedrooms. A door from the utility room leads directly to the rear porch.





Cottage



Cottage



Cottage



Cottage



Outside

Electric timber entrance gates open onto a sweeping gravel driveway, which leads to an attractive courtyard framed by beautifully maintained lawns, mature shrubs and an array of trees, including ornamental cherry trees. The gardens extend around the house and enjoy superb far-reaching views across the surrounding countryside. They include well-stocked flower borders, a productive kitchen garden with raised beds, a stone-flagged terrace and a sheltered south-facing courtyard adjoining the kitchen.

A substantial detached triple garage provides excellent parking and storage, incorporating two electrically operated roller shutter doors together with two separate store rooms.

East Cottage and West Cottage are a pair of semi-detached, two-bedroom cottages located within the grounds of Bog House. They have a beautiful southerly aspect with their own gardens as well as ample parking.

The land surrounds Bog House to create an impressive ring-fenced holding extending to approximately 17.06 acres. It comprises permanent pasture divided into two principal grazing fields together with two woodland spinneys along the western boundary. The land is currently grazed by a neighbouring farmer under an informal arrangement.

Location

Although situated close to Matfen, Bog House enjoys its own distinct identity within an exceptionally peaceful and private setting. The combination of seclusion, extensive grounds and excellent accessibility makes this a particularly compelling country property.

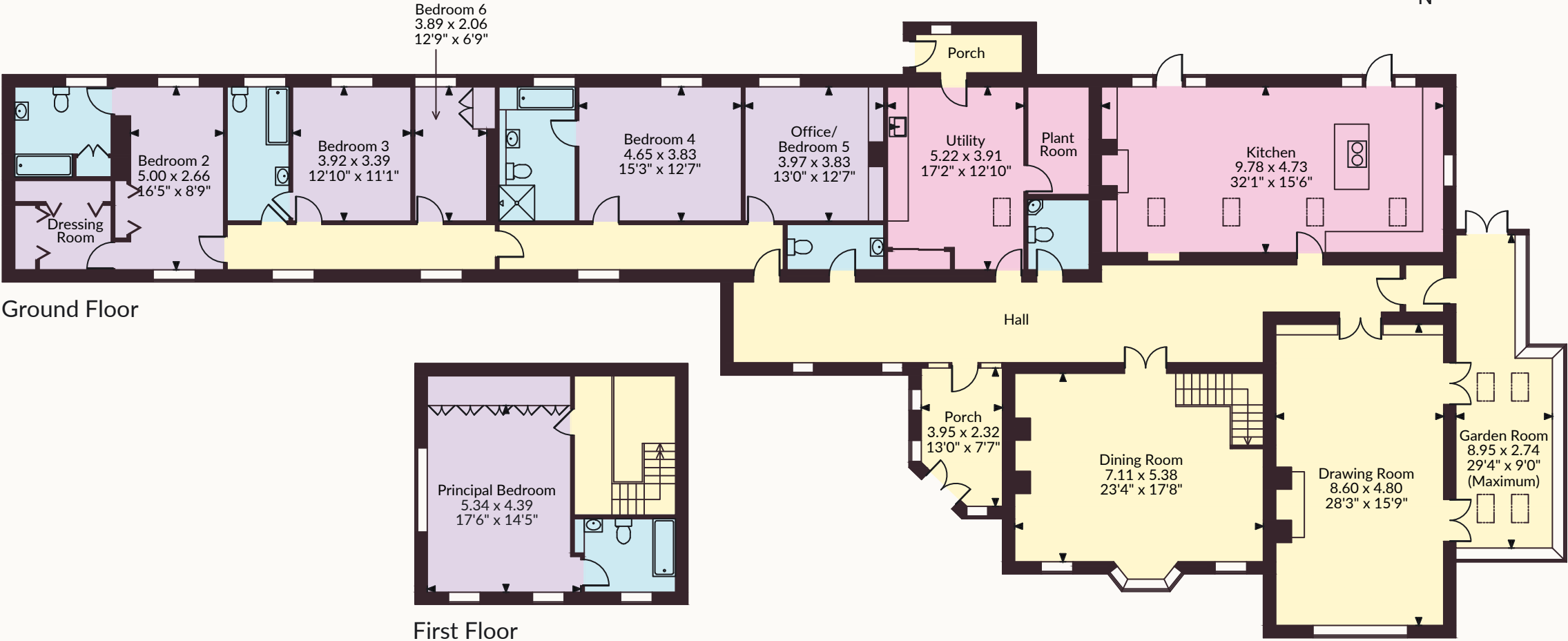
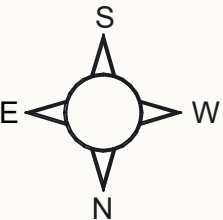
Matfen is one of Northumberland's most sought-after villages, renowned for its character, history and attractive rural setting. Local amenities include a village shop and tearoom, village hall, parish church and the recently renovated five-star Matfen Hall Hotel, featuring championship golf courses, a luxury spa, swimming pool and award-winning dining.

The nearby village of Corbridge (7.5 miles) provides an excellent range of everyday amenities including a health centre, primary and middle schools, independent shops, pubs, restaurants, a garage and railway station. A broader selection of shopping, leisure and educational facilities can be found in Hexham.

The beautiful Tyne Valley countryside surrounds the property, offering an abundance of scenic walks, riding and cycling routes, together with easy access to the North Pennines and Northumberland National Park. Road connections are excellent via the A69, linking with the A1 and Newcastle upon Tyne, while rail services from Corbridge provide direct connections to Newcastle and Carlisle.

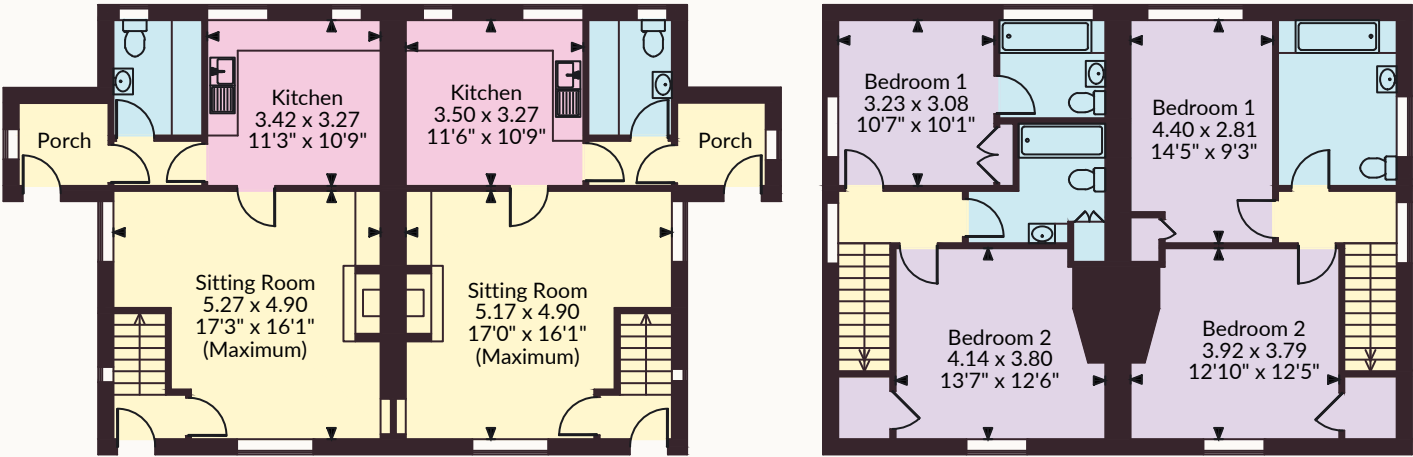
The area is also well served by a range of highly regarded schools, including first schools in Stamfordham and Belsay, first and middle schools in Corbridge, an extensive choice in Hexham and the highly respected Mowden Hall Preparatory School, all within convenient reach.

Bog House, Newcastle upon Tyne, Northumberland
Total area approx. 4,637 sq ft (430 sq m)
Total area approx.(per cottage) 973 sq ft (90 sq m)



Ground Floor

First Floor



East Cottage
Ground Floor

West Cottage

East Cottage
First Floor

West Cottage

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

Local Authority: Northumberland Country Council
Services: Mains electricity and water, modern sewage treatment plant within the boundary, ground source heat pump for heating and hot water. The cottages have oil fired heating and hot water.
Tenure: Freehold
Council Tax: Bog House – G, East Cottage – C, West Cottage – C
EPC ratings: Bog House – D, East Cottage – E, West Cottage – E
Mobile Coverage: Information can be found here Map Your Mobile
Viewings: Strictly by appointment only.
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

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