



Roughlees Farm, Ewesley, Morpeth  
Northumberland

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# Roughlees Farm Ewesley, Morpeth, Northumberland NE61 4PH

A delightful rural Northumberland farmhouse with barns and stables sitting in circa 44.58 acres and far-reaching views.

Rothbury 6.7 miles, A1 10.6 miles, Morpeth town centre 14.0 miles, Newcastle 24.8 miles

Porch | Drawing room | Dining/sitting room  
Library/study | Gym | Kitchen/breakfast room  
Utility | Cloakroom | Principal bedroom with en suite shower room | 2 Further bedrooms, 1 en suite | Study/bedroom | Family bathroom  
Shower room | Barns | Stables | Gardens  
Circa 44.58 acres | EPC rating D

## The property

Roughlees Farm is a charming period farmhouse that offers over 3,000 sq ft of attractive accommodation arranged over two floors.

The ground floor has a comfortable drawing room with a Morso 'Squirrel' log-burning stove and a dining or sitting room with a newly installed Everhot electric range cooker. The kitchen breakfast room has wooden fitted units and integrated appliances, while the ground floor also has a home gym and a library/study.

There is one double bedroom on the ground floor with an en suite shower room and adjoining dressing room with built in wardrobes and, together with an adjoining kitchenette this space is ideal for possible multi-generational living. The first floor provides a further two bedrooms, one of which is en suite. There is also a family bathroom, as well as a dressing room and a study, both of which could be used as further bedrooms if required..

## Outside

The outbuildings include more than 4,500 square feet of barns, stables and garaging, providing opportunities for flexible use. There is a large parking barn with direct weatherproof access to the house, as well as concrete hardstanding and a driveway behind the house. A delightful garden includes hedgerows, shrubs, areas of lawns, paved and gravel terracing and an orchard. The 45 acres of land include far-reaching fields and paddocks for grazing livestock or exercising horses, a secluded valley kept as a highly biodiverse nature reserve, some mixed woodland and 0.5 miles of attractive river. All in all the land extends to approximately 44.5 acres.

## Location

Roughlees Farm is set in a secluded and peaceful rural setting, 13 miles northwest of Morpeth and within easy reach of the Northumberland National Park. The small town of Rothbury is six miles to the north, with its range of everyday amenities.









## Location ( Continued)

The town has excellent and distinctive local shops; a new Coop supermarket with Post Office; integrated medical facilities including a dental clinic and community hospital; a library and art centre, restaurants and cafés. Further amenities, including supermarkets and high street shops, are available in Morpeth. Road links in the area include the A1, which is 10 miles from the property, with mainline train services available from Morpeth (17 minutes to Newcastle). Local schooling can be found at Cambo First School 6.7 miles away, rated 'Outstanding' by Ofsted. In Rothbury, there is a First School offering Forest School experience as well as a Middle School, both rated 'Good'. Morpeth has excellent First and Middle Schools, and its King Edward VI Academy for older children is rated 'Outstanding'.

The property is very well placed for access to Newcastle City Centre and Newcastle International Airport.





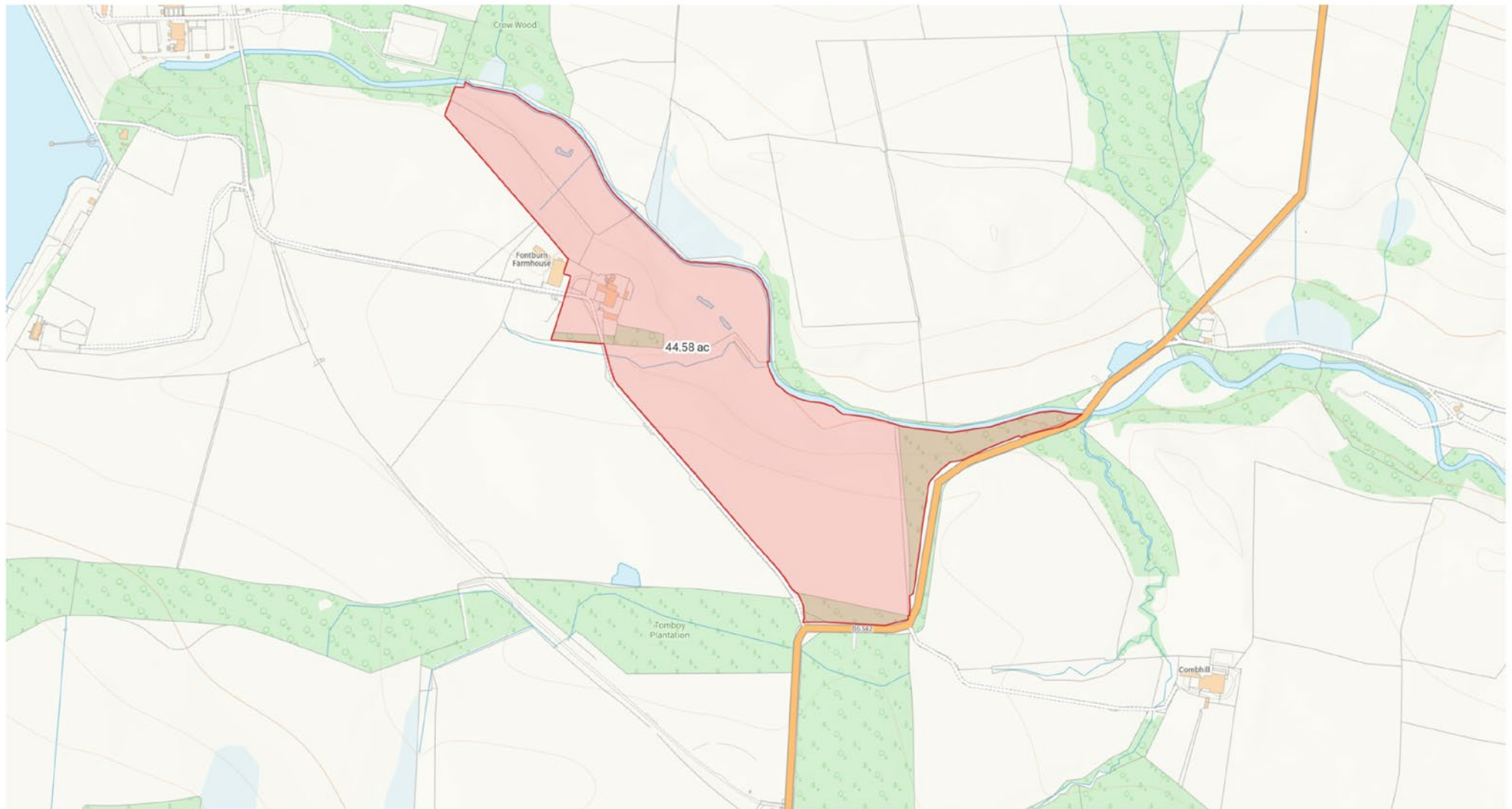




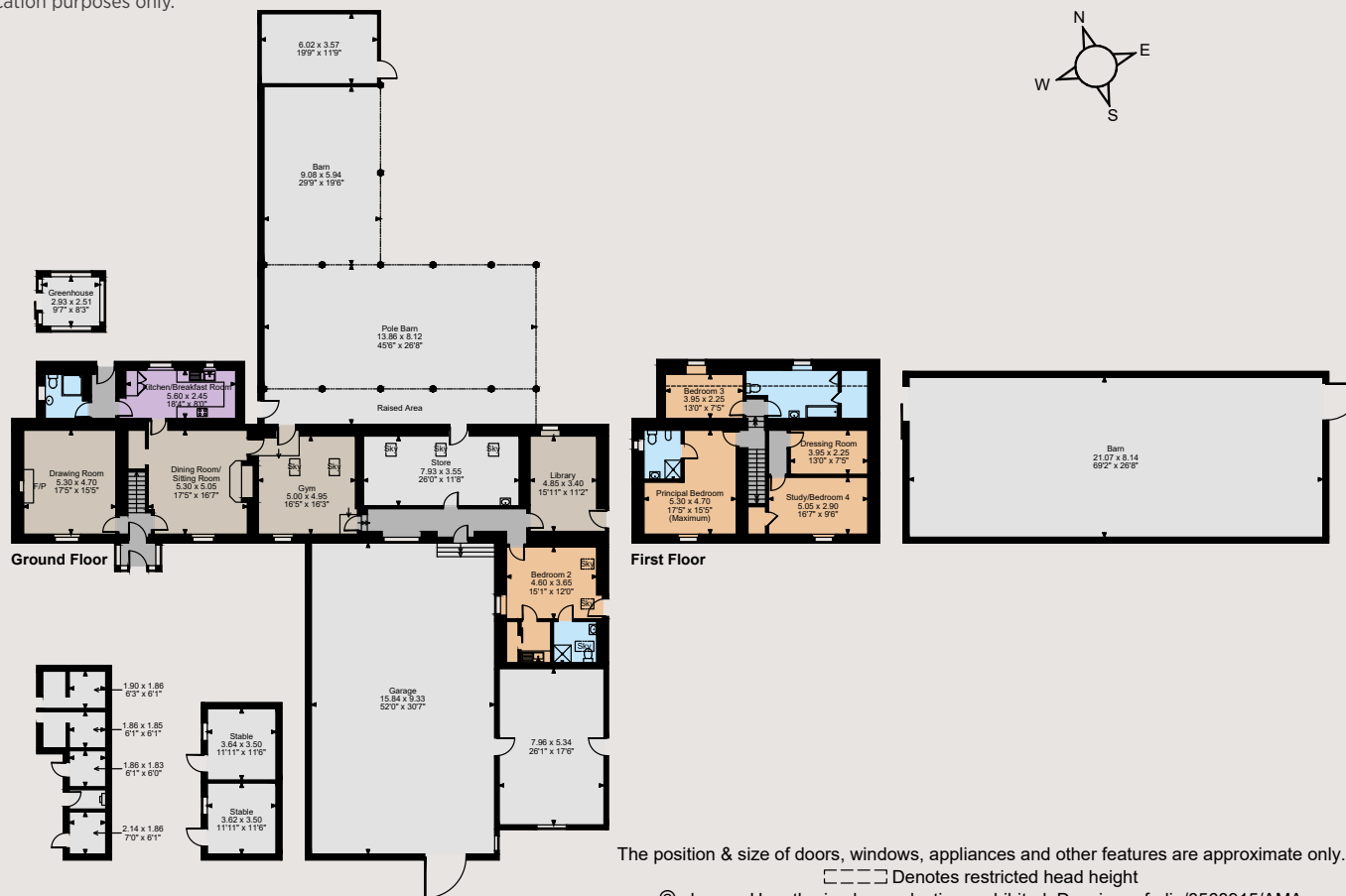




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Main House internal area 3,178 sq ft (295 sq m)  
 Garage internal area 1,591 sq ft (148 sq m)  
 Outbuildings & barn internal area 4,577 sq ft (425 sq m)  
 Stables & Greenhouse internal area 358 sq ft (33 sq m)  
 Total internal area 9,704 sq ft (902 sq m)  
 For identification purposes only.



## Directions

From Morpeth, take the B6343 west towards Cambo and Hartburn and after 5.2 miles, turn right by the Dyke Neuk Inn. After 3 miles, turn left at the junction and continue for a further 3 miles before turning right, following the sign for Rothbury. After 2.5 miles, take the lane on the left, signposted for Fontburn. The property will be on your right after 0.4 miles.

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## General

**Local Authority:** Northumberland County Council

**Services:** Mains electric, mains water and private drains. We understand that the private drainage at the property may not comply with current regulations.

**Council Tax:** Band E

**Tenure:** Freehold

**Guide Price:** £1,100,000

## Morpeth

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