

Thrieprig Farm

Cornhill-on-Tweed, Northumberland, TD12 4XH

Edwin
Thompson



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Guide Price £420,000

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Description

A rare opportunity to acquire a detached bungalow with a useful range of traditional agricultural buildings set within a peaceful rural location in Northumberland.

Thrieprig Farm extends to approximately 6.26 hectares (15.46 acres) and includes a single storey detached dwelling, a range of farm buildings and approximately 5.81 hectares (14.36 acres) of agricultural land.

This property presents an excellent opportunity for those seeking a rural lifestyle property or smallholding, with scope to modernise the dwelling and utilise the existing farm buildings for a range of agricultural or equestrian uses.

The detached single-storey farmhouse is positioned a short distance to the west of the farm buildings. It briefly comprises: Entrance porch, kitchen, snug, sun porch, lounge, three bedrooms and a bathroom. Externally it benefits from a lawned garden surrounding the house. There are also two brick-built stores and an open log store.

Although the bungalow requires full modernisation, it is structurally sound and is complemented by a variety of barns, stores and livestock buildings, making it well suited to equestrian, small-scale farming or rural lifestyle purchasers seeking a project with significant scope.

Farm Buildings

To the immediate east of the property lies a range of agricultural buildings occupying a level site. These include:

- A four-bay hay barn (approx. 12.5m x 7.0m) with timber frame construction, asbestos roof and adjoining corrugated iron lean-to.
- Concrete block building with asbestos sheet roof incorporating a lofted barn with four ground floor stores/garages and loft above (approx. 14.4m x 6.3m)
- Byre with two loose boxes (approx. 8.8m x 4.6m)
- Stable building with two loose boxes (approx. 12.9m x 5.5m)
- Cattle pens (approx. 19.4m x 5.9m)
- Cattle court (approx. 19.4m x 8.7m)
- Additional lean-to store and a lean-to garage with timber walls under a corrugated iron roof.

The buildings are generally dated but provide useful covered space and could be suitable for small-scale livestock, equestrian use, or storage purposes. Prospective purchasers should note that some buildings have asbestos roofs which may require replacement in due course, and the hay barn is considered to be approaching the end of its useful life.

Location

Thrieprig Farm is set within a peaceful rural location in Northumberland. Situated approximately 6 miles east of Cornhill-on-Tweed and 14 miles south-west of Berwick-upon-Tweed.

Services

Mains electricity with private drainage and water supply.

Tenure

Freehold

Charges

Northumberland County Council: C

EPC

Energy Performance Rating: G

Viewings

Strictly by appointment through the selling agent.

All enquires in confidence to Rosie Spours

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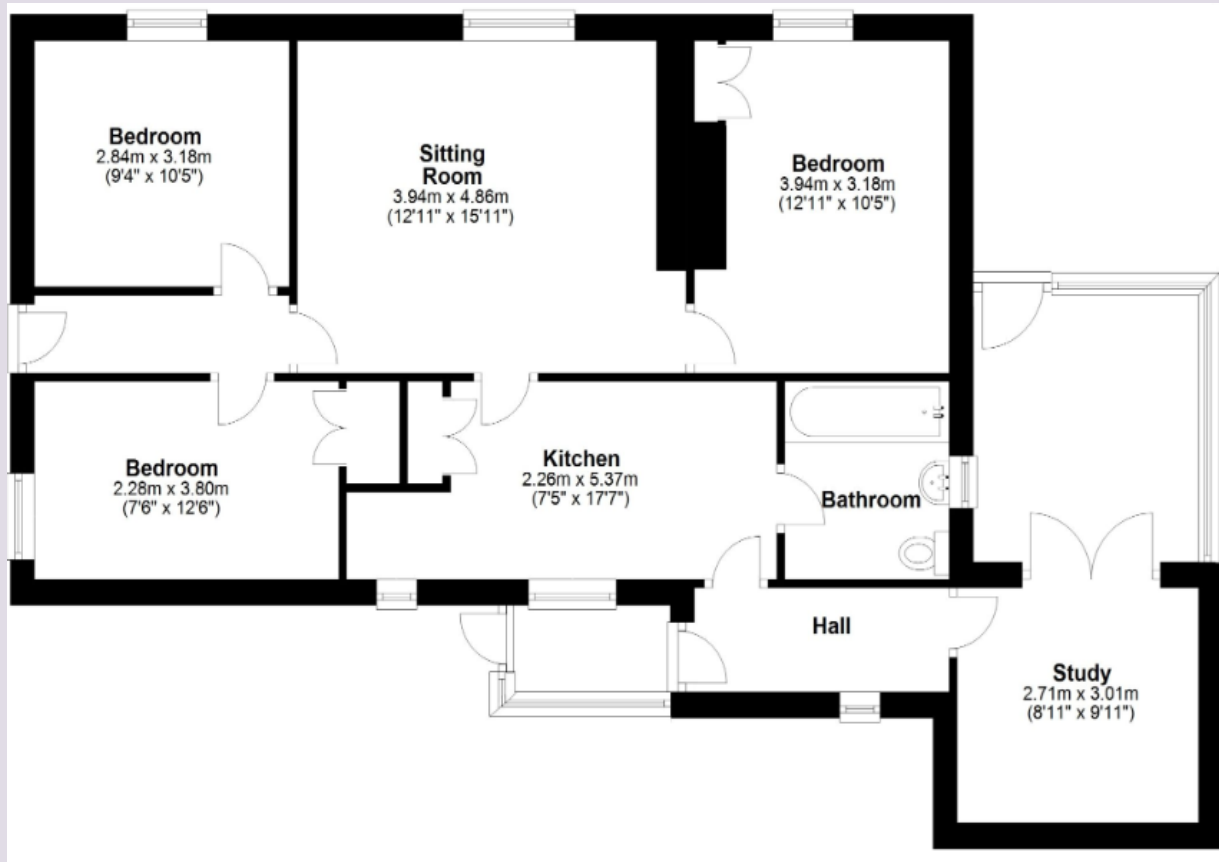
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House Floor Plan



Total area: approx. 84.0 sq. metres (904.6 sq. feet)

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