

# Linnels Barns, Linnels Farm, Hexham, Northumberland NE46 1TS.

We are nearing completion of the conversion of a lovely >250yr stone barn into holiday accommodation. The Barn will provide two units **The Duck House** (sleeps 4) & **The Granary** (sleeps 6), with interconnecting doors in the living space if the whole barn is required to sleep 10 people. Downstairs are five double bedrooms all with en-suites showers and 2 with baths as well. Heating downstairs is underfloor heating under polished concrete.



The barn has large open-plan living areas upstairs with exposed roof trusses and stone walls and the original 'arrow' window slits have been retained. The kitchens have granite worksurfaces complete with washer/drier, dishwasher, fridge and freezer. The stairs include oak newel posts and bannisters and will have glass under. Heating upstairs is via radiators and two wood burning stoves. The floor is exposed wide floorboards.



The barn showing the rear view with our house to the left and our cookery course workshop to the right, **please note that all key openings for the barn, the large windows and entrances, are on other aspects of the barn to protect its privacy and our own.**

We offer workshop courses for cooking and rural crafts here and you can see this on our website, [www.linnelsfarm.com](http://www.linnelsfarm.com). Courses are for small groups of people, usually 8-10, and are scheduled during the week, with the odd exception of ~4 Saturdays per year. The outlook for the workshop is to the courtyard as shown in an earlier photograph.



We own the farm which encompasses 20 acres of land including mid river of Devils Water, a tributary of the Tyne. Our land includes ancient woodland and wildflower meadows. There is quite a bit of history associated with our property and the surrounding area: **The Battle of Hexham in 1464** reputedly took place on our land; the house the other side of the river was the third property in Northumberland to have electricity: hydroelectricity! We have some livestock, chickens, ducks, geese and goats and let out the grazing during the summer for sheep. The whole place has a very special timeless quality.



The river: **Devils Water** - we own to mid-river including the fishing rights.



Fabulous walks through the woods, meadows and down to the river.



The entrance to our farm - old beech trees lining the long, private driveway





**The Granary** (sleeps 6: 3 double bedrooms with en-suites, all have walk-in showers and one has a bath too).

The upstairs is the living space of the barn to make the most of the wide and rather stunning views. The West-facing bifold windows open fully, maximising the view over the meadow and down to Devil's Water, and allowing the late afternoon and evening sunshine to stream in.







External seating area for The Granary, in the old gin-gan (where the horses used to find the corn – gin-gan means engine-go in Geordie!)



**The Duck House** (Sleeps 4: 2 double bedrooms with en-suites, both with showers and one with a bath too).





All en-suites showers with polished chrome fittings. There is exposed stone in the en-suites with the additional baths.

**Connectivity and things to do in the area:**

Hexham was named 'the happiest place to live' (Dec 19 Rightmove survey), one of the top 5 Market Towns (Countryfile in 2011) and England's top market town in 2005. It boasts a historic Abbey, Old Goal, cobbled back streets, quirky shops, good restaurants and cosy pubs. Hexham is 2 miles from Linnels Farm – a quick 5 minute hop back in a taxi from the local rank. Corbridge is 3 miles away: the quintessential English village complete with honeycomb stone houses, a market square, church and Pele tower, old pubs and a wealth of independent shops. Newcastle airport is 16 miles away and Newcastle itself is a mere half hour drive– direct trains to London in under 3 hours. The Northumberland Coast with its wealth of castle and deserted beaches can be reached in half an hour or more – Alnwick, Bamburgh, Warkworth castles are all worthy of day trips along with mackerel fishing off Seahouses and puffin spotting off the Farne Islands. The real jewel in the crown is Hadrian's Wall – 20 minutes by car – with numerous Roman sites of Vindolanda, Housesteads, Corstopitum and fabulous walks and views of Sycamore Gap and the Cheviot hills in the distance. Northumberland is renowned for its 'big skies' and dark nights allowing clear star-gazing.

