



A substantial stone built home with heated indoor swimming pool, hard tennis court and large enclosed garden together with recently modernised five /six bedroom accommodation all in a lovely rural setting to the north of Corbridge. The original house has been extended and remodelled to provide beautifully presented living space to compliment the fully en-suite bedrooms. EPC Rating: TBC.

- Superb rural location north of Corbridge
- Three reception rooms
- Five first floor bedrooms (all with en-suite)
- Ground floor study/bedroom No.6 with en-suite
- Attractive kitchen with island unit and complimentary utility room
- Leisure wing with heated indoor swimming pool and sauna/steam room
- Large garden with hard tennis court
- Integral double garage and dual entrance drive

Mileages:

Newcastle upon Tyne 22 miles; Hexham 8.5 miles;
Corbridge 6 miles; Matfen 5 miles.



ACCOMMODATION

The property is approached across a sweeping gravelled driveway leading to the double garage and with steps leading down onto an extensive flagged forecourt with convenient access to the utility room and main entrance/reception hall.

The **reception hall** includes a stunning oak staircase leading up a galleried first floor landing. There is a **Cloakroom** with tiled floor, Roca wash basin with tiled splashback and close coupled w.c.

An panelled oak door opens into the large **study/home office** with window overlooking the forecourt and glazed double doors opening out onto a flagged terrace at the rear. An **en-suite shower room** with double shower cubicle, Roca pedestal wash basin, close coupled w.c., full floor and wall tiling and small ladder towel rail provides an option for this to be utilised as a sixth bedroom if desired.

A single step leads up from the reception hall into the **dining room** which is centred on a rustic style brick fireplace with timber mantle and flagged hearth with multi fuel stove. Glazed double doors overlook and open out onto a gravelled terrace and the extensive enclosed garden.

Two steps down from the dining room to a part glazed door opening onto the main **living room**. This is centred on a low inglenook style fireplace with solid fuel stove and slate hearth with a glazed double doors overlooking and opening out onto a gravel terrace and extensive garden. The west wall of the living room is entirely glazed with central double doors opening onto a flagged terrace with steps leading down to the garden pond and summer house beyond.

The **kitchen** is extensively fitted with base and wall units with wood work surfaces and a central island unit and equipped with inglenook style fireplace housing a range cooker with extractor, inset 1½ bowl sink unit, integral larder fridge and a refrigerator and concealed dishwasher.



The kitchen enjoys a dual aspect overlooking the main forecourt and rear garden and a part glazed door leads through to a useful **utility room** fitted with a complementary range of base and wall cupboards with 1½ bowl sink unit and ceramic splash tiling. There is an additional Siemens electric oven and housing for microwave.

The beautifully crafted oak staircase leads up from the reception hall to a first floor gallery with windows to the front and rear. A single step leads onto the main landing which provides access to:

The **master bedroom suite** incorporates a large double bedroom with two windows overlooking the front entrance and with three velux roof windows providing additional light. The entrance area has a built-in wardrobe/storage cupboard and a further door opens into a dressing room with velux window, built in wardrobe with hanging rail and additional storage space. In turn this provides access to an en-suite bathroom with full floor and wall tiling, bath with glass shower screen and thermostatic shower, Roca pedestal wash basin and close coupled w.c. and small ladder towel rail.

Bedroom no.2 overlooks the large rear garden and is paired with an **en-suite bathroom** with full floor and wall tiling, white bath with glass shower screen and thermostatic shower, wall mounted wash basin with wall mirror and close coupled w.c.

Bedroom no.3 also overlooks the rear garden and includes a recessed wardrobe with hanging rail and **en-suite shower room** with full floor and wall tiling, shower cubicle, pedestal wash basin and close coupled w.c. and small ladder towel rail.

Bedroom no.4 enjoys a dual aspect and is well equipped with a series of built-in wardrobes with hanging and storage space together with two steps into large **en-suite bathroom** with full floor and wall tiling containing white bath, separate shower cubicle, pedestal wash basin and close coupled w.c.



On the west side of the gallery lies **bedroom no.5/guest bedroom suite** with windows to the front and rear, a range of built-in wardrobes with hanging and storage space together with overhead lockers and a large **en-suite bathroom** with full floor and wall tiling, white bath with hand held shower attachment, pedestal wash basin, close coupled w.c. and small ladder towel rail.

The leisure wing is self contained with a part glazed oak door leads through from the main living room to a lobby with access to the garden and steps leading up to a changing area with newly installed **sauna/steam room**. A further step up takes you into the **swimming pool room** with 24' x 12' heated pool with a standard 5' depth.

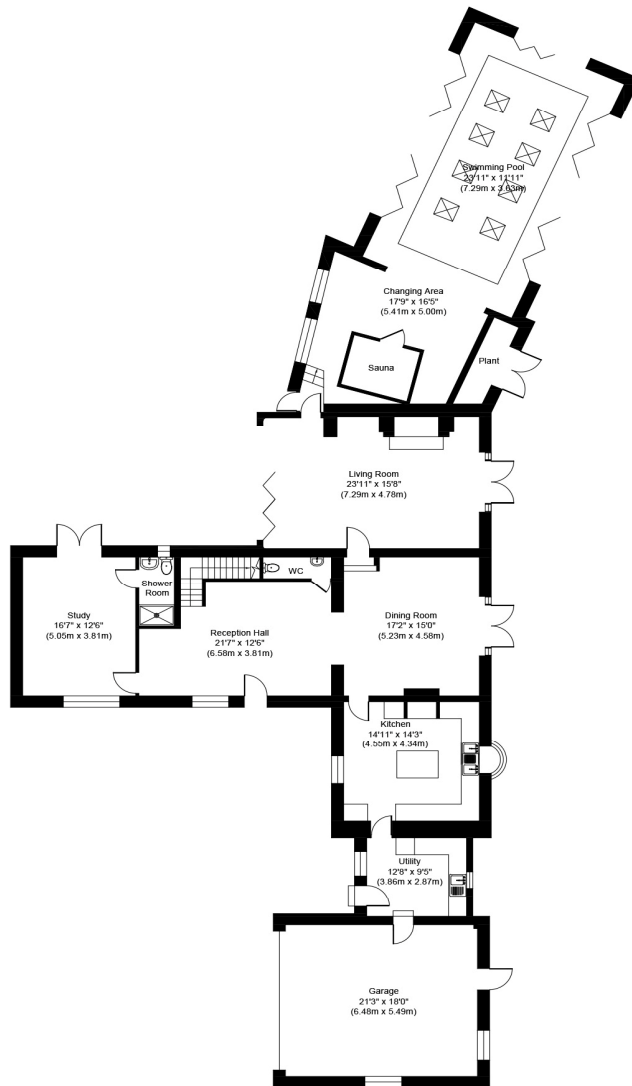
Glazed folding doors extend along both sides of the swimming pool and across the gable end of the room with further natural light flowing through a series of eight velux windows in the pine panelled ceiling. A raised deck area has been installed around the exterior of the pool complex with steps leading down to the plant room and gardens.

The extensive **grounds and gardens** are a lovely feature of the property and include extensive lawned areas, mature trees and hard tennis court (in need of restoration) garden pond, summer house and double driveway with two entrances.

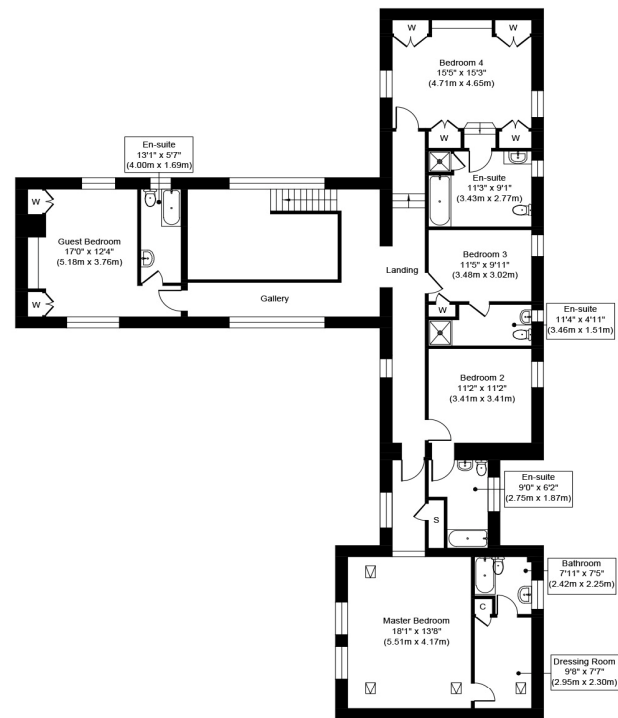
The **integral double garage** has an automatic up and over door plus rear pedestrian access to the garden and internal access through to the utility room. The garage includes a large double door cupboard containing the boiler. Additional parking space is available alongside the garage and on the extensive driveway.







Ground Floor
Approximate Floor Area
2870 sq. ft
(266.63 sq. m)



First Floor
Approximate Floor Area
1902 sq. ft
(176.70 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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SERVICES

Mains, electricity is connected to the property. Septic tank drainage (shared with the adjoining property who contribute to repair and maintenance on a 50:50 basis).

HEATING

Oil fired central heating

TENURE

Freehold

LOCATION

NE19 2LG

COUNCIL TAX:

Band G

OFFICE REF

00000140

DETAILS PREPARED

March 2017

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