



Yoton
The Stanners, Corbridge





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The Stanners, Corbridge, Northumberland NE45 5BA

IMPRESSIVE FIVE/SIX BEDROOM DETACHED FAMILY HOME, WITH EXCELLENT VERSATILE ACCOMMODATION, GENEROUS GARDEN PLOT OF APPROX. 0.5 ACRES WITH SECURE GATED DRIVEWAY, SUPERB DECKED BALCONY AND OUTDOOR SWIMMING POOL - PLANNING IN PLACE FOR OUTDOOR STUDIO/GARDEN OFFICE

Yoton is a fabulous family home, set in a quiet and private position towards the outskirts of Corbridge village, with a lovely west facing rear garden, a gated driveway with parking for several cars, integral garage (currently used as a home office) and outdoor swimming pool.

The accommodation offers great versatility for modern family living, with the main living accommodation positioned to the first floor, and six bedrooms to the second floor.

The basement, at ground floor level, has a superb reception hall, laundry/utility, large basement used as a games room and gym, and garage.

Price Guide:

Guide Price £1,000,000

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First floor - Landing with double aspect wood burning stove and stairs to the second floor | First floor wc | Lovely sitting room with dual aspect windows | Dining room with French doors to the open plan kitchen/breakfast room, and wood burning stove

Superb open plan kitchen/breakfast room with living area and cosy snug with open fire - this magnificent space offers great versatility with a number of designated seating and dining areas, and excellent natural light from the two sets of French doors to the balcony, and the feature floor to ceiling window to the side elevation | Superb fitted kitchen with AGA, large central island/breakfast bar and integrated appliances

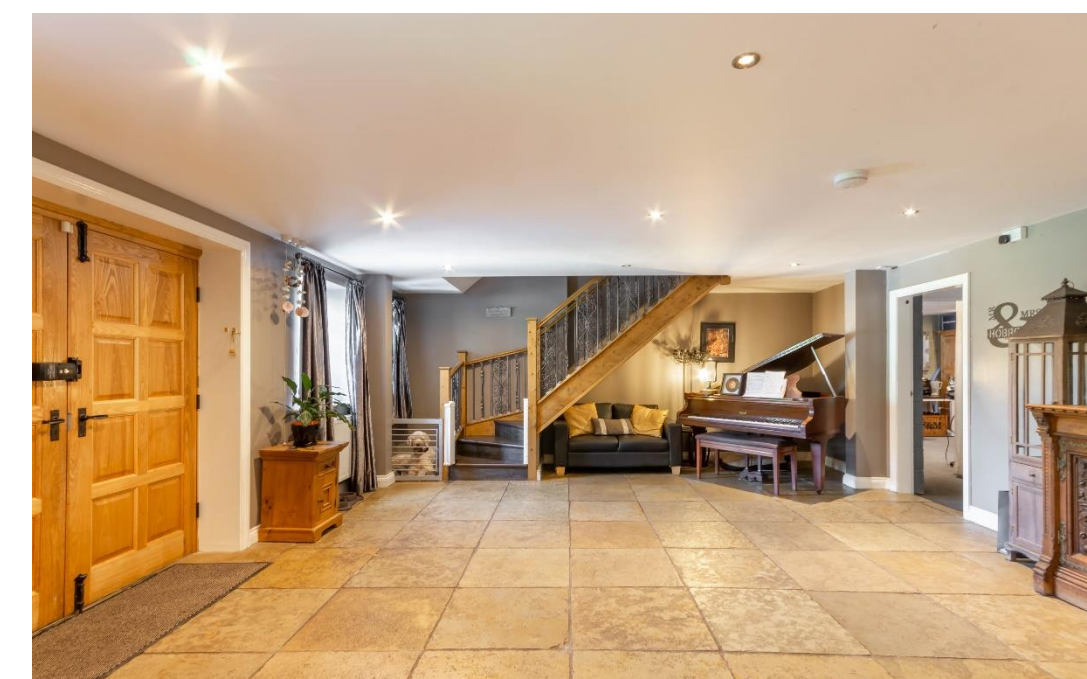
Second floor - Master bedroom with traditional beamed and vaulted ceiling and fitted wardrobes to one wall | Ensuite bathroom/wc | Guest double bedroom with walk in wardrobe | Three further double bedrooms | Single bedroom/study | Family bathroom/wc

Basement/ground floor - Fabulous reception hallway with stone flagged floor | Cloakroom/wc | Large basement area currently used as a gym/games room with French doors to the terrace and garden | Utility room with laundry chute from second floor

Garage with timber doors (currently used as a home office)



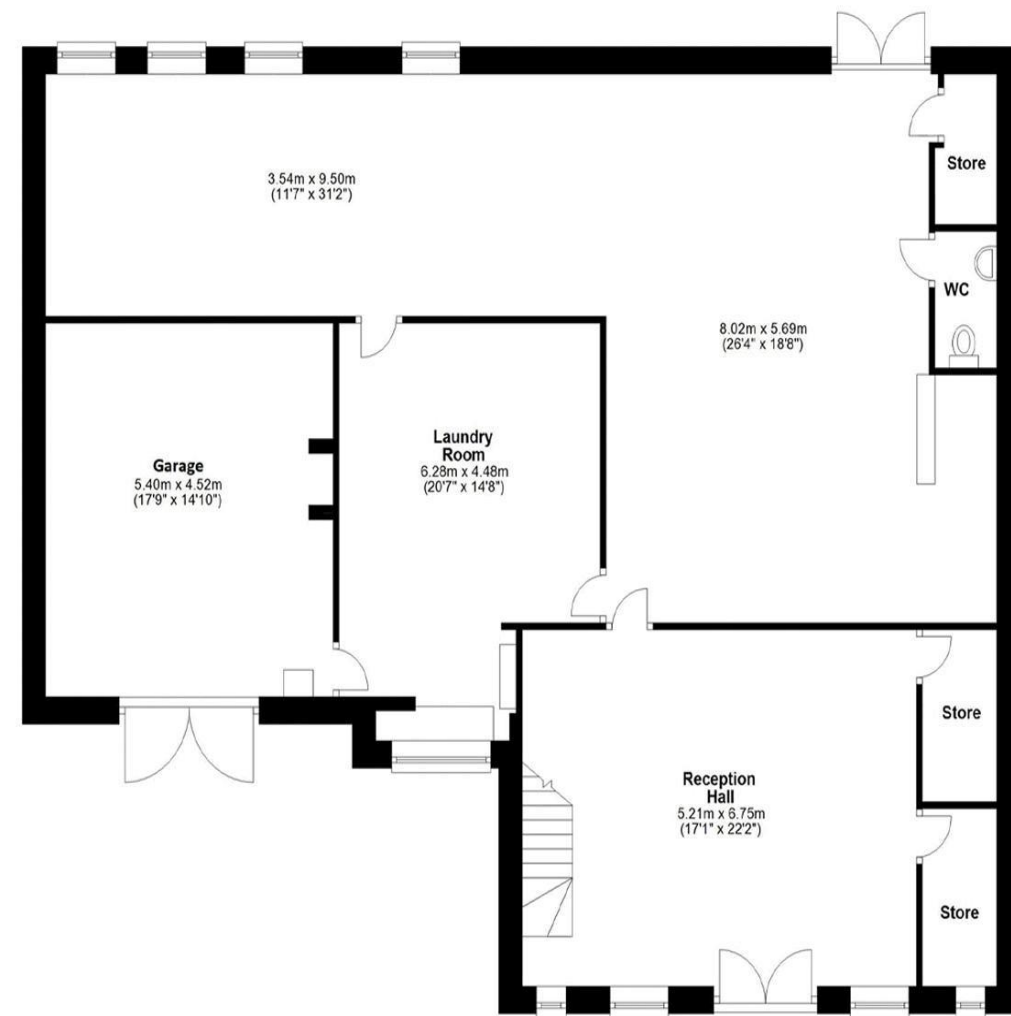
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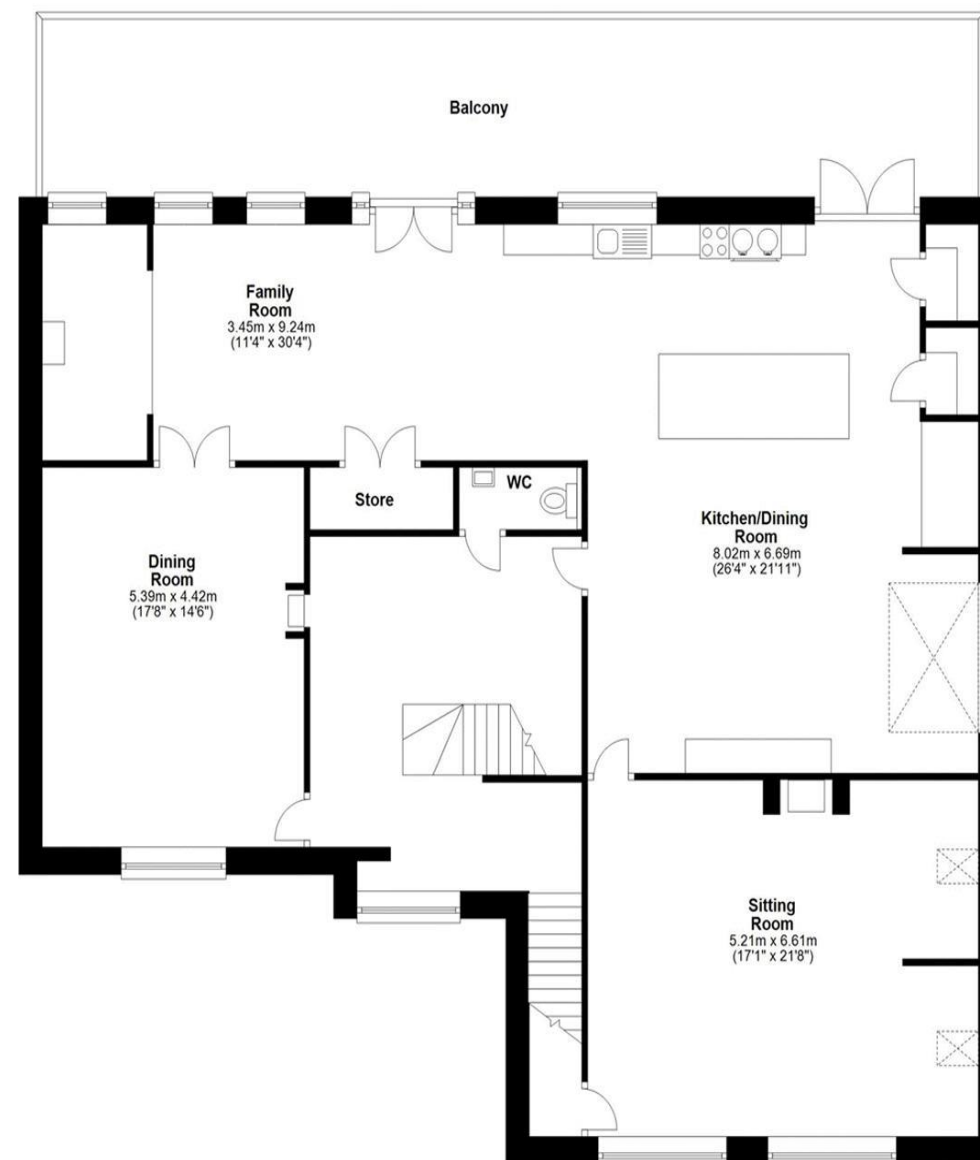




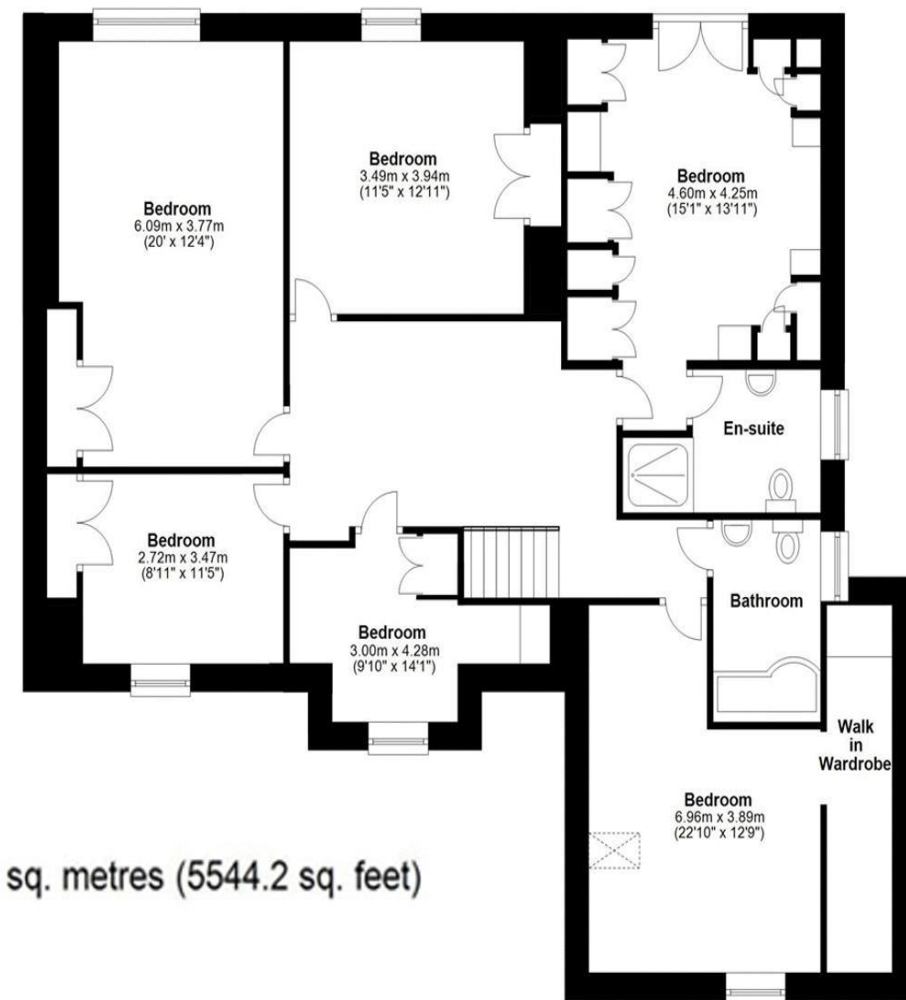
Ground Floor



First Floor



Second Floor



Total area: approx. 515.1 sq. metres (5544.2 sq. feet)



Gardens - the house sits in a lovely private garden on The Stanners, a short walk from Corbridge village centre and minutes from Corbridge Cricket Ground and Rugby Club, and the Train Station, with regular services to Hexham, Wylam and Newcastle city centre.

The property is approached via large double iron gates, to a silver birch tree lined driveway offering parking for several cars. The rear garden is lawned, with great privacy from the mature trees to the boundary - there is a superb timber balcony running the width of the house, ideal for outside entertaining and barbecues, with stairs leading down to a paved terrace seating area, with outdoor swimming pool. There is a feature pond and cosy 'Zen Den' with wood burning stove.

Planning Permission - Northumberland County Council Ref 20/03102/FUL for detached outside office/studio in front garden

AGENT'S NOTE - Yoton was flooded in 2015, considered a once in 250 years storm, and has since then been completely redesigned for extensive flood resistance, with the raising of the whole house by 2.6m, with the main habitable space now being to the first and second floors. Since 2016 there has been a huge investment made by the Environment Agency, for significant improvements to the flood defences and drainage.

Tenure: Freehold | Council Tax Band: G | EPC Rating: C



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rare!
From Sanderson Young