



3 Hollin Hill Terrace

Riding Mill



SANDERSON
YOUNG





3 Hollin Hill Terrace Riding Mill, NE44 6HR

A fabulous six bedroom, Grade II Listed Victorian terraced house, retaining beautiful period features with three stylish reception rooms, a stunning Kitchen/Dining Room, and versatile self contained lower ground floor accommodation - attractive mature front garden, contemporary landscaped and enclosed rear garden and lovely views over the additional extensive communal grounds.

An immaculately presented, four storey period family home, perfectly positioned on Hollin Hill Terrace, Riding Mill. Hollin Hill Terrace dates back to 1864, and is a delightful Grade II Listed period terrace, tucked away and perfectly placed within easy walking distance to Riding Mill village centre and Train Station which provides excellent transport links into Newcastle City Centre and throughout the Tyne Valley and the region.

Price Guide:
Guide Price £795,000

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The property is also placed within a short walk to The Wellington Public House & Hotel and also Riding Mill Tennis Club, with local schooling within the village, as well as the surrounding villages of Corbridge and Hexham. The property also provides easy access to some of the region's finest independent schooling, including Mowden Hall and several other highly regarded schools that are placed closer into the city of Newcastle, accessed via a private bus service.

The property was sympathetically renovated around 5 years ago, with further minor improvements in the last year, including new radiators to the ground floor and new tiling to the lower ground floor shower room/wc.

Ground floor - Large stone steps lead up to the raised ground floor | Lobby with original panelling and solid oak herringbone flooring | Reception hallway with a continuation of the herringbone solid wood flooring, and a balustrade staircase leading to all floors | Ground floor WC | Impressive Drawing room with wood flooring, a south-west facing walk-in bay window with views over the gardens, period fireplace with marble surround and decorative corning | Superb kitchen/breakfast room with solid wood cabinetry including a large central island with breakfast bar and original polished wood flooring, walk-in bay window overlooking the rear garden, period marble fireplace and decorative ceiling | Versatile reception/dining room with windows overlooking the rear garden and a door leading to a private terrace.

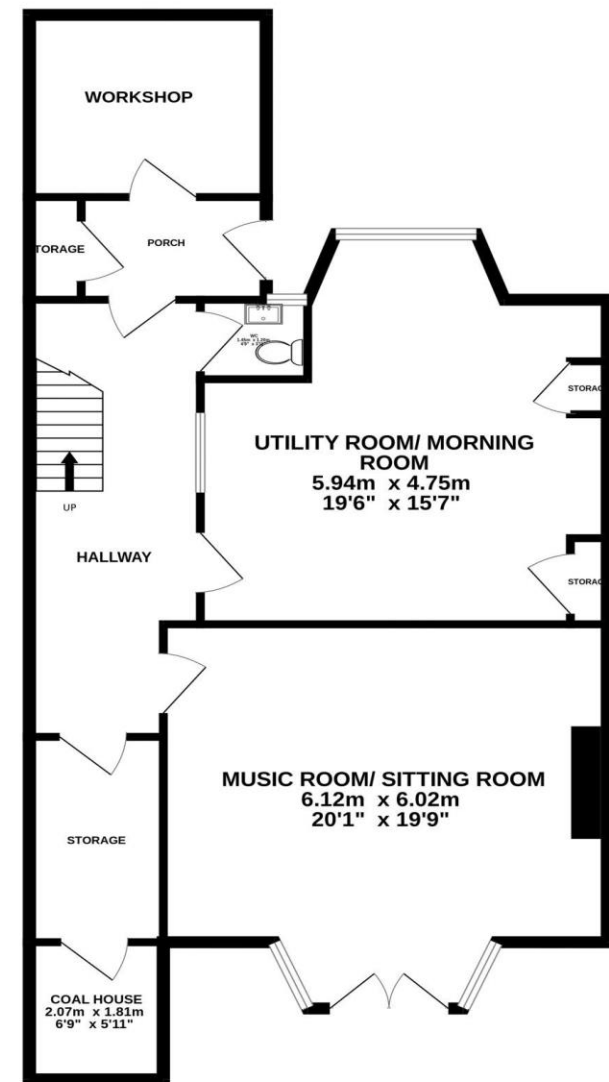


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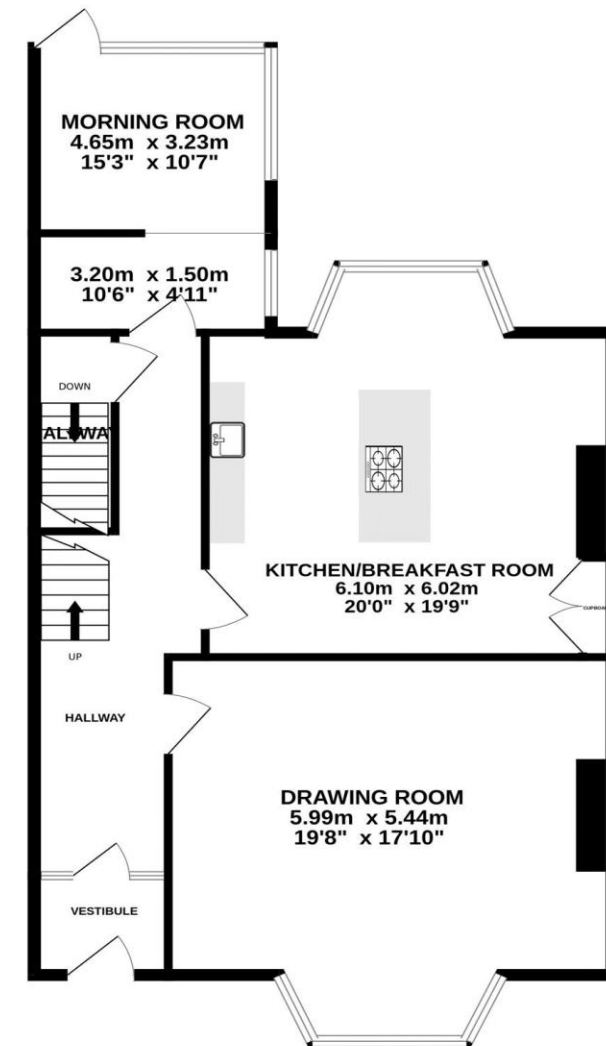




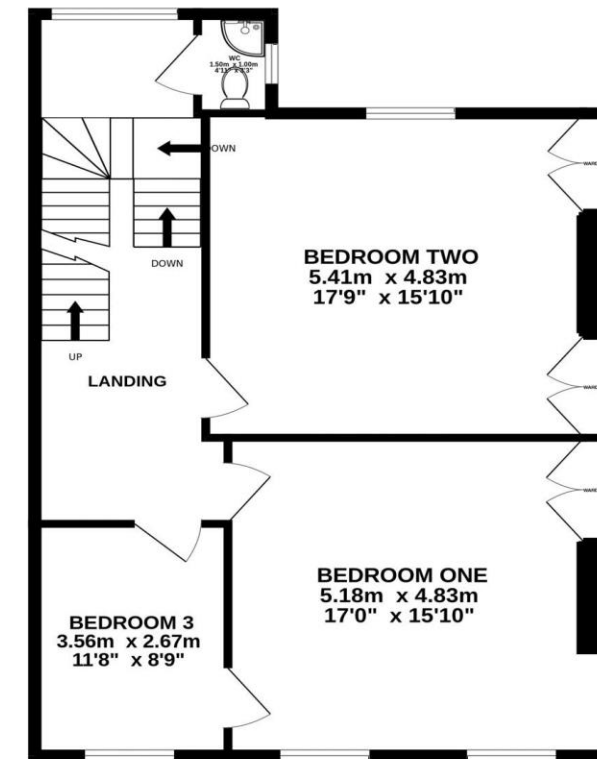
LOWER GROUND FLOOR
97.4 sq.m. (1048 sq.ft.) approx.



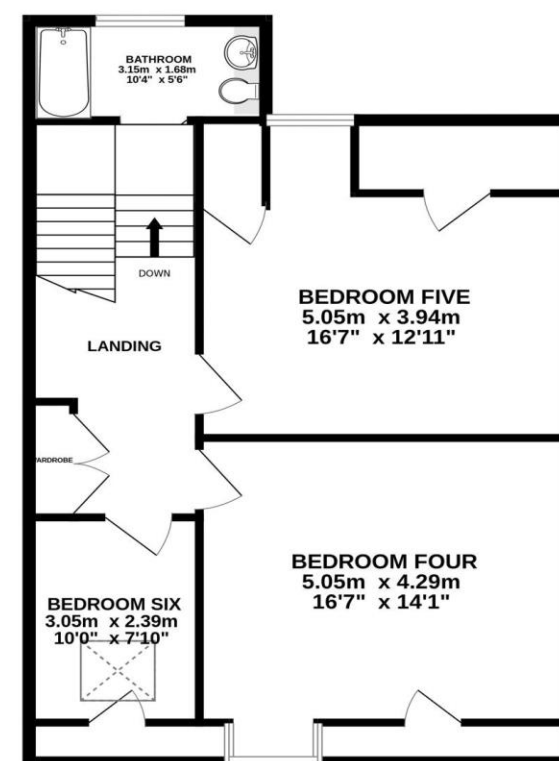
GROUND FLOOR
93.0 sq.m. (1001 sq.ft.) approx.



1ST FLOOR
79.2 sq.m. (852 sq.ft.) approx.

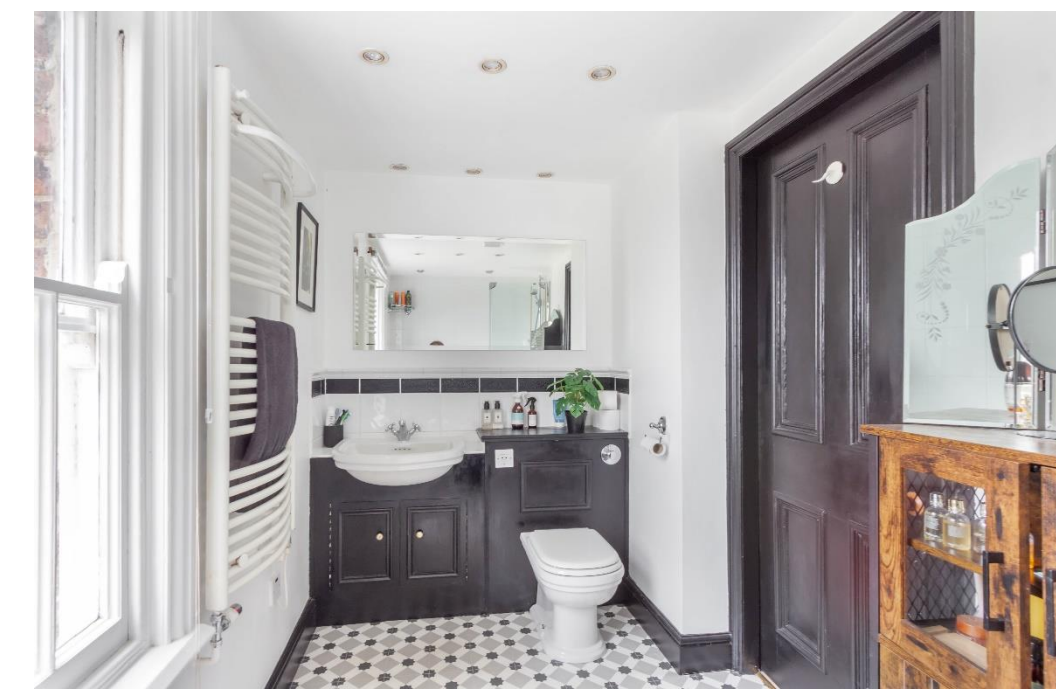


2ND FLOOR
75.6 sq.m. (814 sq.ft.) approx.



TOTAL FLOOR AREA : 345.2 sq.m. (3715 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Lower ground floor - A versatile series of rooms, that could lend itself as a superb self contained one bedroom annexe | Generous reception room with a fireplace, and walk-in bay window with French doors and working shutters, leading to the front garden | Third reception room/second kitchen/dining room with a window to the rear | Large pantry cupboard with access to wine store | Rear lobby with shower /WC and door leading to the gardens.

First floor - The first floor landing has a stunning original picture window | Bedroom one is a beautiful double room with dual aspect windows overlooking the grounds, with polished wooden flooring and a period marble fireplace | There is an adjoining door leading to bedroom three which is perfect for those with young children | Double Bedroom two has fitted wardrobes to the alcoves and a large window overlooking the rear gardens.

Second floor - A half landing gives access to a family bathroom/wc | The stairs then lead up to three further bedrooms, two of which are comfortable doubles, both with period fireplaces | Bedroom six offers a smaller room/study with potential to be easily converted into a second bathroom should it be required.

Externally - the property enjoys a mature and well stocked front garden, with beautiful planted borders and lawn, with a gravelled driveway positioned to the front entrance | The rear walled garden has been recently landscaped with composite decked seating/entertaining areas, raised beds and a gate leading out onto the rear lane with space for a further parking. Viewing essential to appreciate the space and versatility this family home offers, as well as its quiet and exclusive location in Riding Mill.

Services: Mains electric, gas, water and drainage | Tenure: Freehold | Council Tax: Band F



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