



# THE OLD STABLES

Stelling Hall | Newton | Northumberland





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From Sanderson Young

## The Old Stables

Stelling Hall | Newton | Northumberland | NE43 7UR

Occupying a magnificent elevated and mature garden site of approximately 6 acres, is this fabulous stone built home offering stunning views to the north and south overlooking the Tyne Valley.

**Price: Offers Over £1.695 Million**

*Corbridge 5.3 miles, Hexham 11.7 miles, Newcastle International Airport 11.7 miles, Newcastle City Centre 15.3 miles (all distances are approximate)*

- Approximately 5888 sq.ft of accommodation
- Family home renovated and remodelled to a very high standard
- Gardens & grounds of approximately 6 acres
- Versatile paddock for equestrian or other uses
- Separate renovated cottage, currently utilised as a successful high end holiday let
- Private access to west and a second entrance to the east, through Stelling Hall

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## DESCRIPTION

The subject property, which occupies approximately 5888 sq.ft of accommodation, has recently been completely renovated and remodelled to a very high standard, including new kitchens and bathrooms, classic contemporary interior decoration throughout, new central heating system and full rewiring.

The Old Stables sits to the western side of Stelling Hall, where the property has its own private access to west and a second entrance to the east, giving the functionality to drive in and out through separate accesses. To the front, a newly gravelled driveway winds between tall, mature trees and neatly cut lawned gardens. The driveway then cuts through a central gated arch with raised tower, and into a large internal courtyard. Trees and landscaping surround the courtyard which also houses three pitch roof garages.

A further gravelled driveway then leads down from the courtyard towards the stable block with its range of timber loose boxes. To the right, is the newly landscaped main garden with both raised and sunken terraces, and an expansive lawn, ideal for watching the glorious sunsets.

The driveway continues down to a large versatile area of open grass, recently levelled and re-turfed, fenced off from the adjacent field. The field also belongs to the property and is completely enclosed, making an ideal grazing paddock or equestrian use.

The accommodation itself comprises: Traditional flagstone entrance into the reception hallway with a stairwell leading to the first floor, understairs cloak cupboard and a separate WC. The north wing of the property accommodates a great day to day living area including a beautiful family room with superb fireplace and French doors onto the gardens. This family room then leads through to the breakfast dining area and connects into the kitchen with contrasting cabinets, built in appliances, central island and high specification refrigeration and cooking facilities. The kitchen leads onto the newly fitted boot-room, which houses the concealed new oil-fired central heating boiler as well as other domestic appliances and extensive storage units. A further external door leads directly to the central archway.











Returning to the opposite side of the entrance hallway there is a sitting room with large inglenook fireplace and log burner, which then leads through to a further versatile reception room with a retractable projector screen and speakers built into the ceiling, allowing the room to be used as a cinema room or further sitting, dining or family room.

To the first floor, there are four large double bedrooms. The principal suite has an ensuite bathroom and access through to a study/dressing room. Bedroom two also has a dressing area that leads through to a further ensuite bathroom. There is also a lovely family bathroom to the first floor which services the remaining two bedrooms. All the bedrooms are light and bright with good window aspects and views.

To the opposite side of the courtyard, there is a separate independent Cottage, also refurbished to a high standard. A beautiful entrance leads through to a family sitting room with a wide Inglenook fireplace and exposed beams. The sitting room connects onto the kitchen/breakfast room, refurbished with modern units and built in appliances. A night passageway then connects onto two large double bedrooms with wardrobes and storage space, as well as a well-appointed family bathroom WC. Stable Cottage is currently rented as a successful holiday let. It could alternatively serve to accommodate guests or dependent relatives, or given its close proximity to the main house, could provide additional family living space.

Positioned on the outskirts of the sought after charming village of Newton in the Tyne Valley, the property is ideally located for the A69 giving access to Newcastle to the east (approx. 15-20 minutes by car) and Carlisle to the west. The popular village of Corbridge is nearby for lovely cafes and shops, and the lovely market town of Hexham is approximately 10 miles away with its wider range of shops and amenities.

The property is within the catchment for the Outstanding rated Corbridge Middle School and also Queen Elizabeth High School. Independent schooling is available at Mowden Hall, which is within walking distance of the property. The private coach route serving the numerous independent schools in Newcastle, stops conveniently at the bottom of the lane.

The Old Stables & cottage are a beautiful country residence for which viewing is highly recommended to appreciate the accommodation on offer.

Services: Mains electric and water | Private Drainage | Oil Heating | Septic Tank | Tenure: Freehold | Council Tax: Band G | Energy Performance Certificate: Rating D

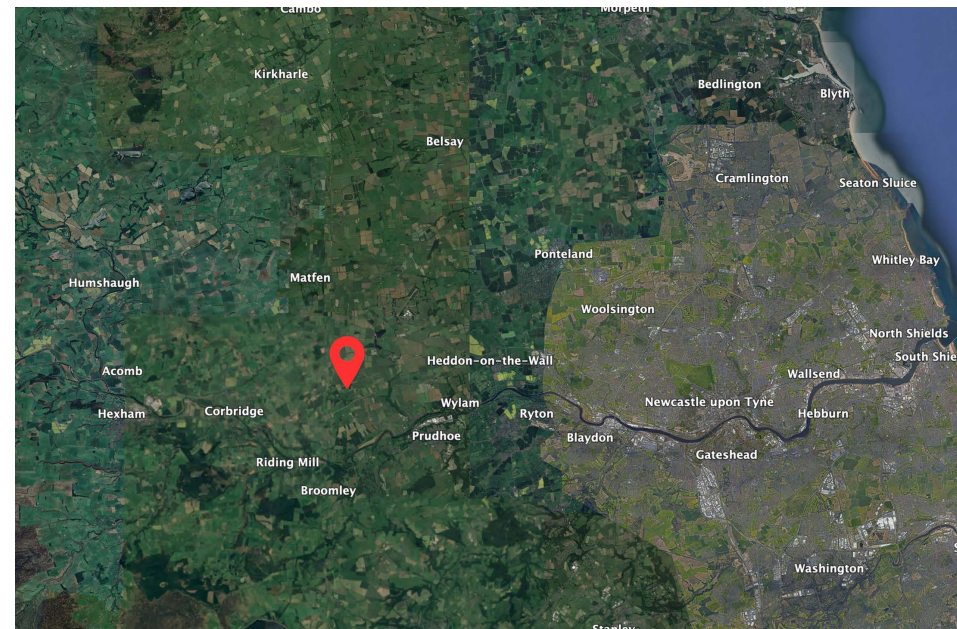
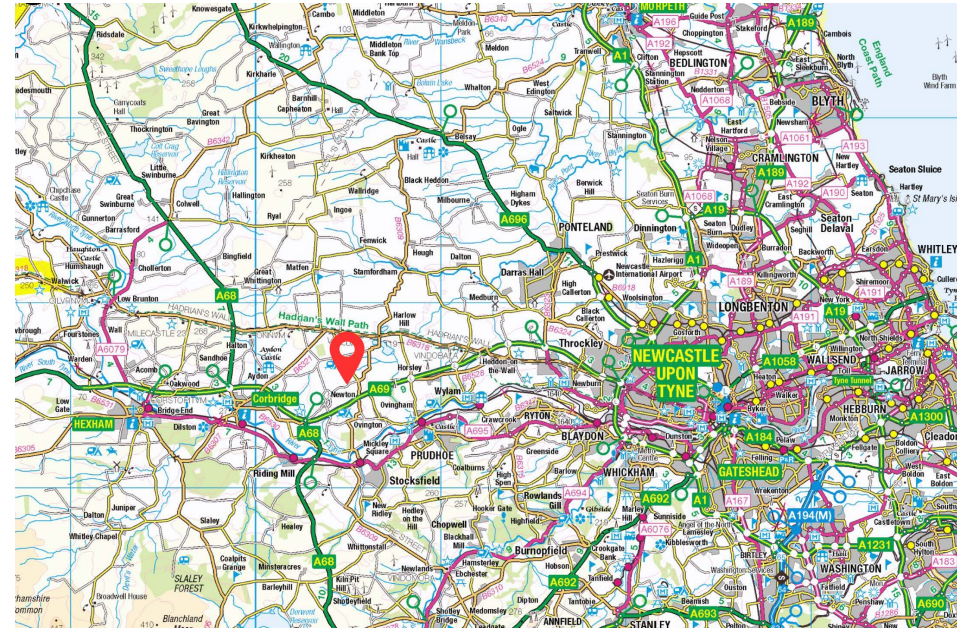








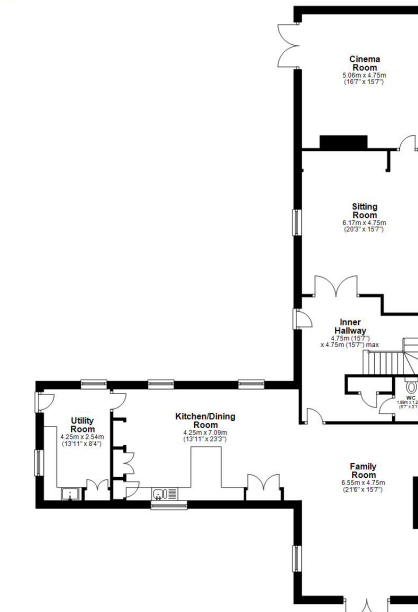
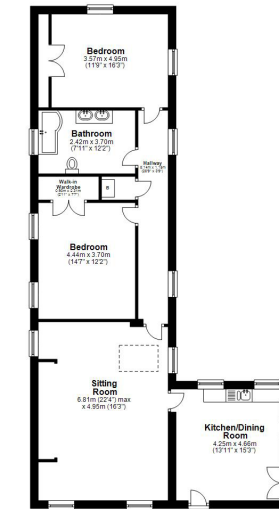
# SITE & LOCATION



# FLOORPLANS



Ground Floor  
Approx. 285.0 sq. metres (3076.1 sq. feet)



Total area: approx. 547.0 sq. metres (5887.9 sq. feet)

Area includes all Outbuildings and Stables  
Please refer to the site plan for details.

The old stables, Stelling Hall



First Floor  
Approx. 384.0 sq. metres (4155.2 sq. feet)











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