



BEECHWOOD COTTAGE

Newton | Stocksfield | Northumberland



rare!
From Sanderson Young

Beechwood Cottage

Newton | Stocksfield | Northumberland | NE43 7UQ

Beechwood Cottage is a newly constructed detached dwelling, finished to a high specification and with a fabulous private garden

Guide Price: £1,250,000

Corbridge 4.2 miles, Hexham 10.9 miles, Newcastle International Airport 12.5 miles, Newcastle City Centre 15.8 miles (all distances are approximate)

- A Newly Built Stone Built Dwelling Due to Complete Spring 2025
- Private Garden, Garage & Driveway
- One of Four New Dwellings in the Lovely Village of Newton
- Finished With A High Specification Of Fixtures and Fittings

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DESCRIPTION

Beechwood Cottage is one of four magnificent new dwellings set within the highly desirable location of Newton Hall, positioned adjacent to the Grade II listed Church of St. James and a short walk from Newton Village and Corbridge.

The property forms part of a sensitive redevelopment project enhancing the historic nature of the area.

The newly constructed, detached stone built dwelling sits under a slate roof and has a fabulous private garden, driveway and detached double garage.

The house itself is planned to have many fine building characteristics with an impressive entrance porch leading into the central hallway.

The feature living area incorporates a central kitchen area with luxury fully integrated cabinetry by Mowlem and Co. The space benefits from grand vaulted ceilings and has a lounge/sitting to north side and dining to the south.







A well presented utility room, also to be fitted with Mowlem & Co cabinetry, sits adjacent to the kitchen and alongside a separate W/C.

Further living space includes a TV room and study which can also be used as a 4th bedroom with ensuite bathroom.

A separate private hallway provides access to 3 bedrooms, one of which being the master incorporates a walk-through dressing space and high specification ensuite bathroom. Bedrooms two and three are double bedrooms that share an ensuite bathroom and lovely views over the gardens.

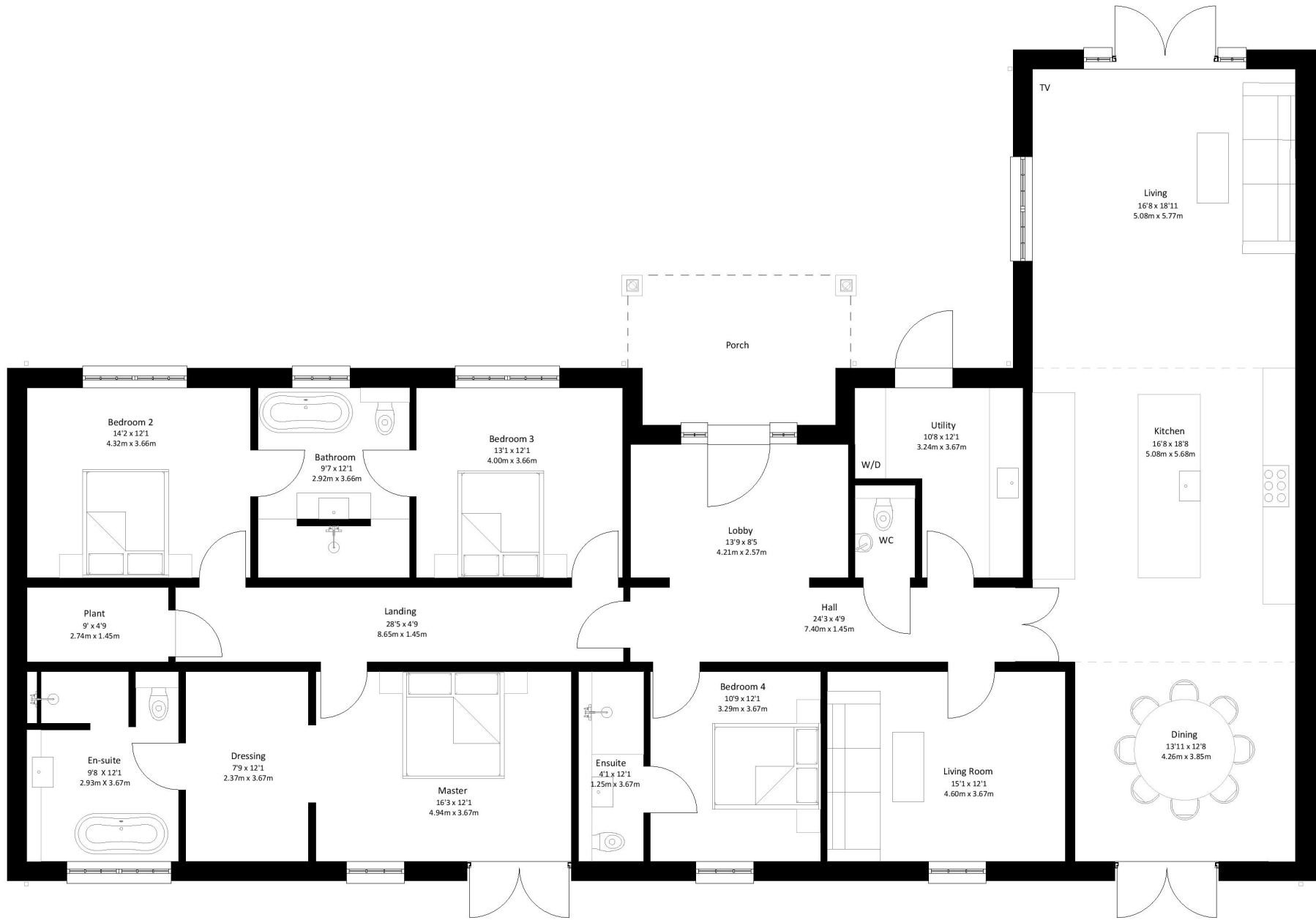
Beechwood Cottage has convenient access to the A69 linking Newcastle upon Tyne to the market town of Hexham and excellent schools nearby including the renowned Mowden Hall School.

This is a new built property currently under construction due to be completed in Spring 2025. On completion it will be an outstanding property, in a beautiful location, surrounded by a small number of equally stunning residential dwellings.

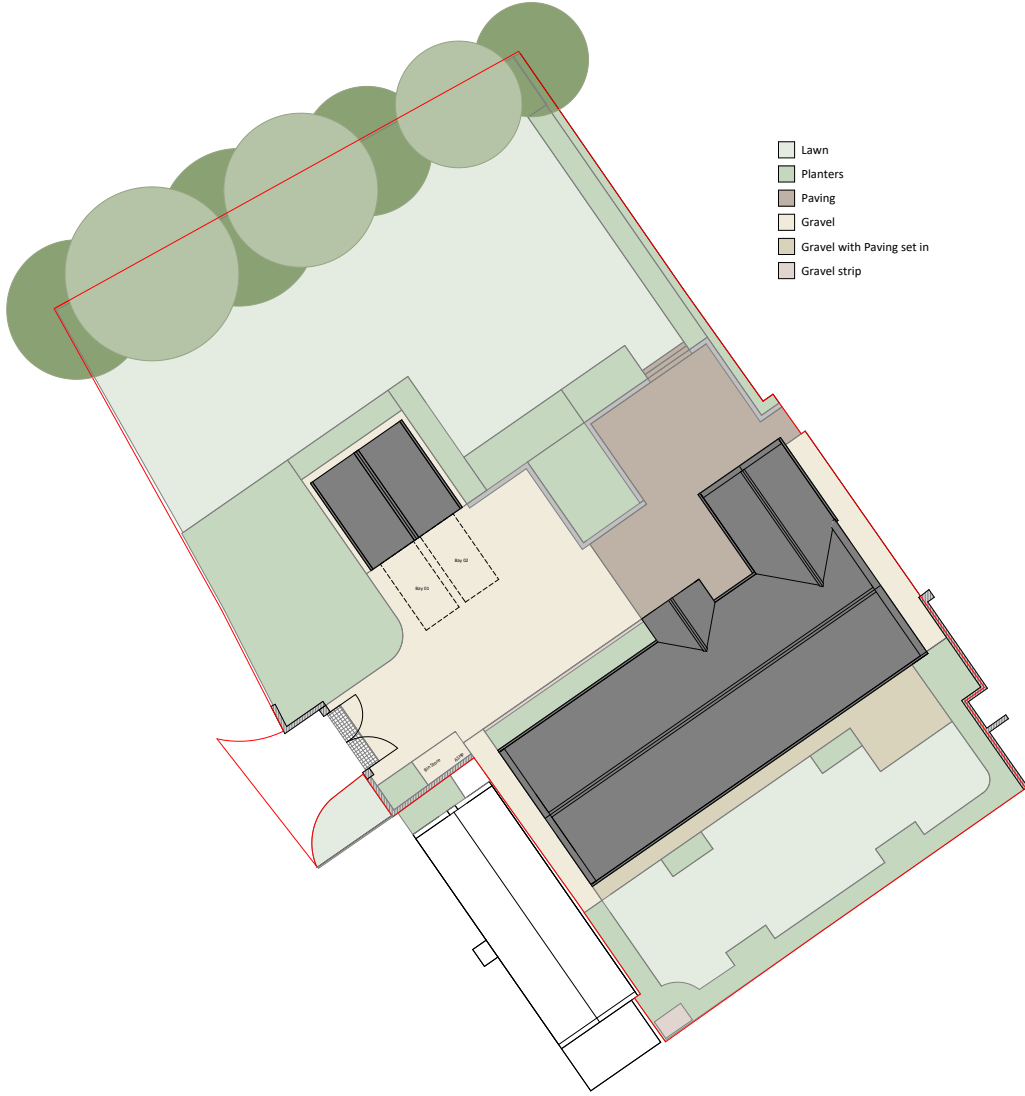
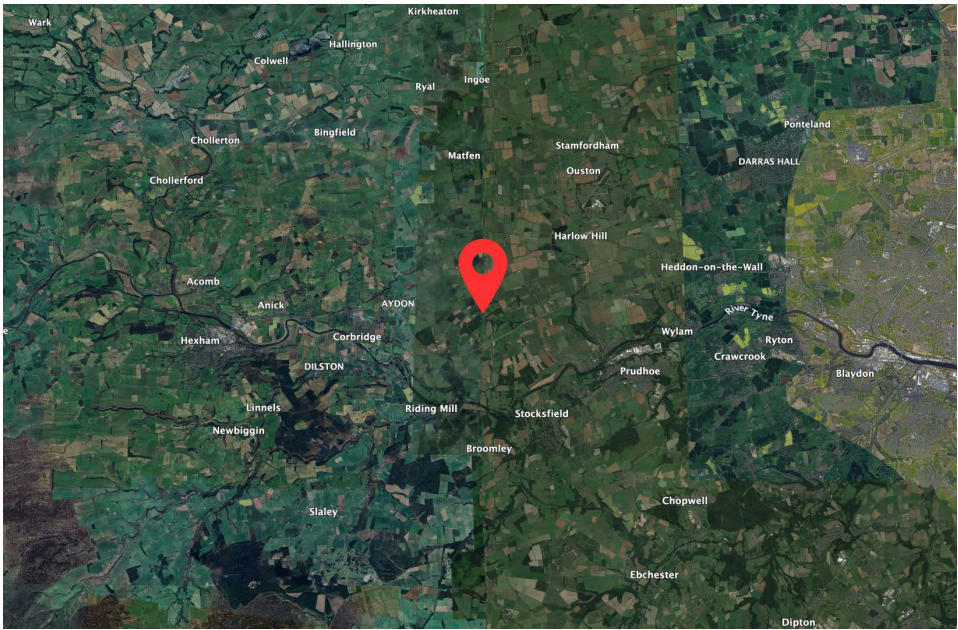
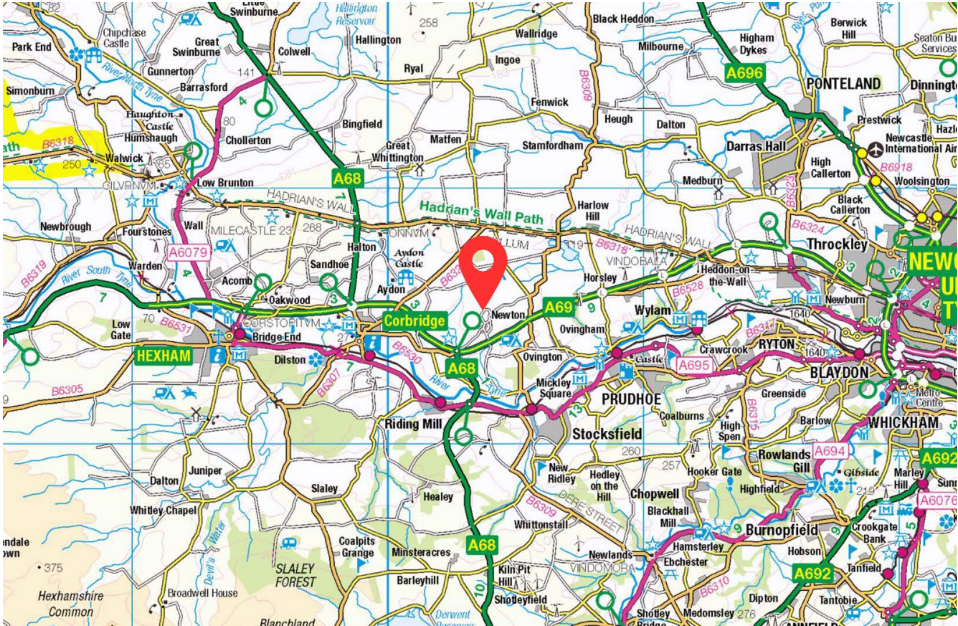
To register early interest. Please contact Sanderson Young for further details.



FLOORPLANS



LOCATION & PROPOSED SITE PLAN



BEECHWOOD COTTAGE SPECIFICATION

EXTERNAL AREAS

- Private electronic bespoke gated entrance
- Through wall cast iron post-box
- Cotswold gravel driveway
- Feature granite cobble sets and stone paved areas
- North and South garden areas with planting
- Detached stone double garage with electronic garage door

CONSTRUCTION

- Traditional stonework & feature stone detailing
- Natural slate roof
- Feature cast effect aluminium rainwater goods
- Hardwood timber double glazed windows/doors with bespoke detailing
- Feature oak frame entrance porch

EFFICIENCY

- Central heating & hot water provided by Vaillant air source heat pump
- Vaillant senso comfort intelligent under floor heating throughout
- Electric towel radiators with wifi control to bathrooms
- Mechanical Ventilation Heat Recovery system
- Energy rating & EPC A

KITCHEN

- Bespoke hand painted Shaker style in frame cabinetry from Mowlem & Co.
- Belfast sink
- Quartz worktops
- Miele integrated appliances
- Vaulted ceilings
- Feature lighting

UTILITY ROOM

- Bespoke hand painted Shaker style in frame cabinetry from Mowlem & Co.
- Belfast sink
- Feature lighting
- Washer/dryer fitted cabinetry – pre-plumbed for appliances

BEDROOMS

- Master bedroom to include fully fitted bespoke ensuite bathroom and space for walk in wardrobe
- Second and third bedroom with shared ‘Jack n Jill’ fully fitted bespoke en-suite
- Raised ceilings throughout

BATHROOMS

- Bespoke fitted bathroom furniture
- Walk in showers
- Feature brassware
- Electrical (shaver) connection points
- Feature lighting

FLOORING

- Lapidia Montpelier tiled floor throughout living areas
- Silkwood Wool Loop carpet to bedrooms and bedroom hallway
- Porcelanosa ‘Coral Caliza’ tiled flooring to bathrooms

Please note whilst all efforts have been made to ensure the accuracy of the information provided within this brochure, the particulars therein should be treated as a general guidance for information purposes and do not constitute a form of contract, part of a contract nor a warranty.



ELECTRICAL

- Feature switches and sockets
- External power sockets
- ADT alarm system (remote monitoring and police response if required)
- Feature lighting throughout
- External feature lighting
- Ultra fast broadband connection
- Wifi system throughout
- Intercom/mobile connection to driveway gates
- EV charger (to side of garage)

WARRANTIES

- 10 year structural warranty provided by BuildZone



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