



# Rest & Be Thankful

North Bank, Haydon Bridge



SANDERSON  
YOUNG





**Rest & Be Thankful**  
**North Bank, Haydon Bridge, NE47 6LX**

Occupying a beautiful garden site extending to approximately 0.9 acres and elevated high above Haydon Bridge with magnificent views to the south and west, is this delightful five bedroom detached family home.

This lovely property, built in 2002, offers great family accommodation with five double bedrooms, three with ensuite shower rooms, two reception rooms and a delightful open plan kitchen/dining area, which offers arched and Velux windows giving plenty of natural light.

The most impressive feature of the property however, is its delightful gardens, which have been landscaped to an exceptional standard with multiple patio and seating areas, a BBQ area, as well as a pasture to the rear of the house and a small copse of trees.

The property also has the benefit of a detached two car garage and two car car port, with a workshop to the rear which offers excellent storage space.

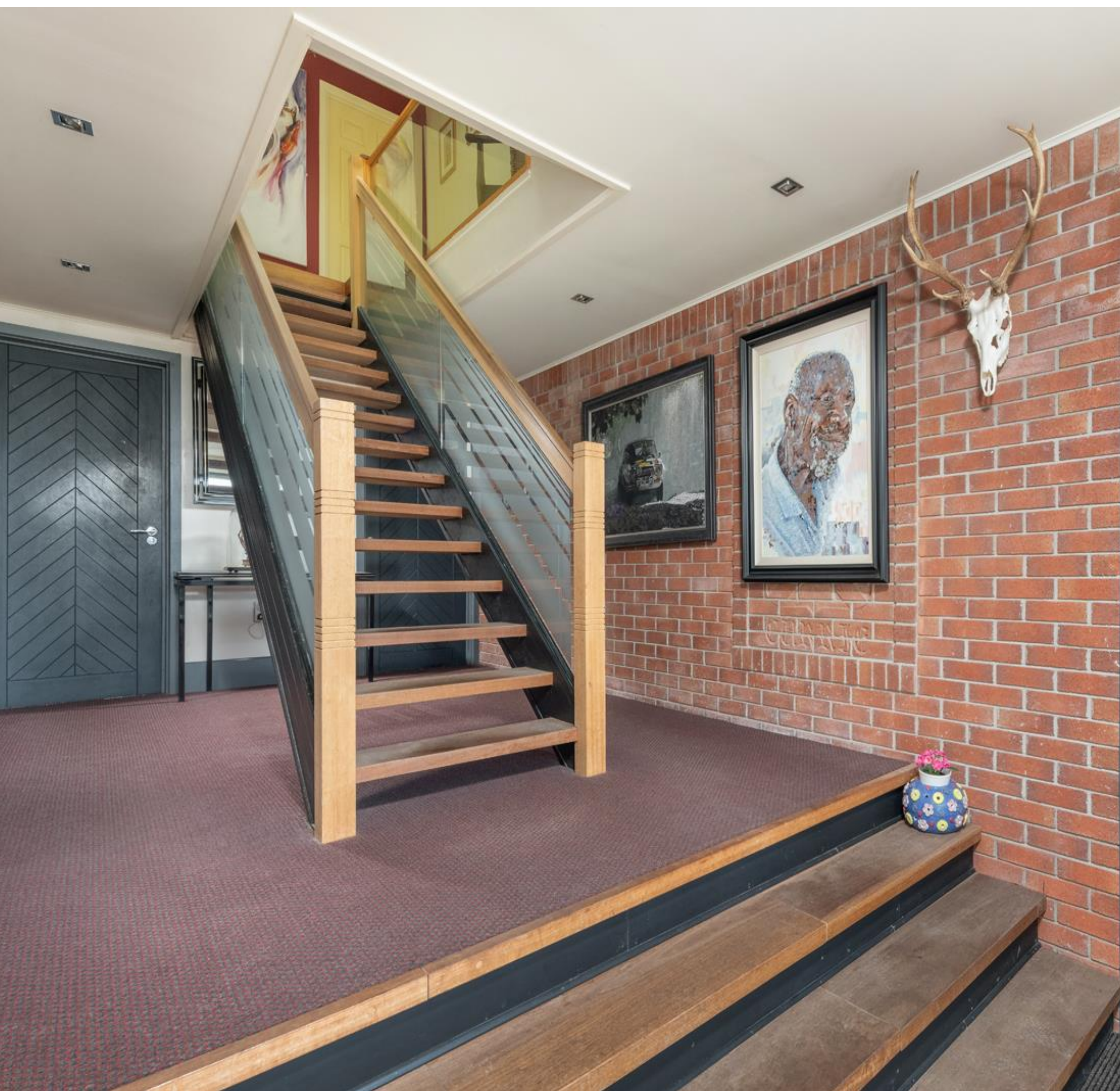


**Price Guide:**  
Guide Price £775,000

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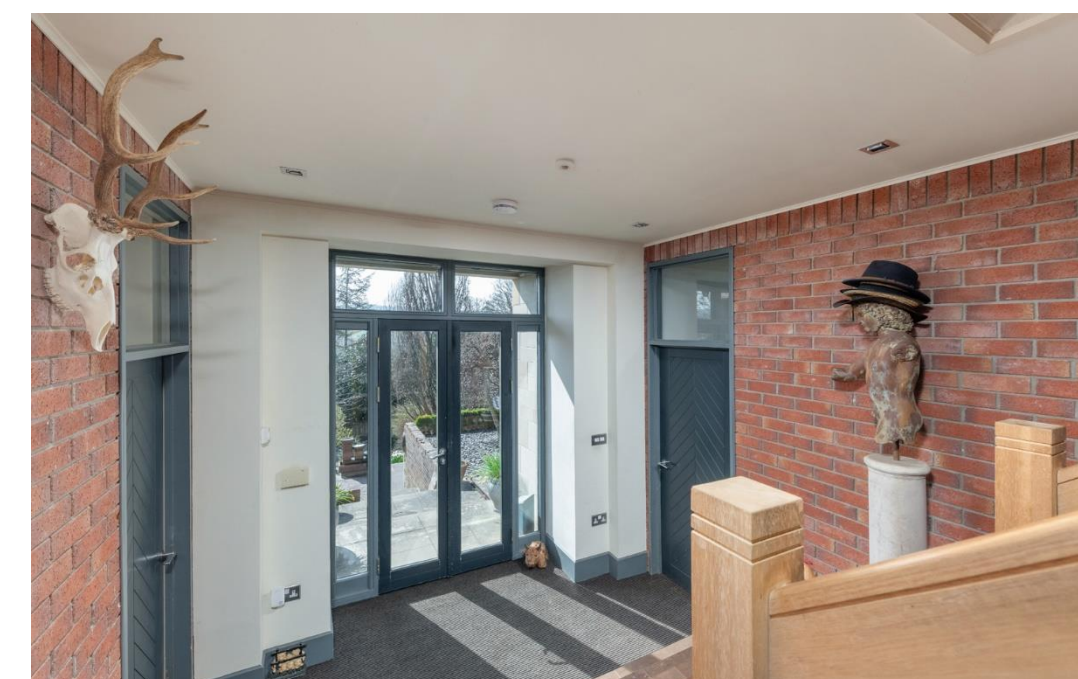


Extending to approximately 2750 sq.ft, the accommodation comprises: Entrance vestibule leading into the reception hallway with a cloakroom WC and open tread staircase leading up to the first floor | Sitting room with beautiful views and a fireplace | Large reception room, currently utilised as a study | Lovely kitchen, living and dining area with a well equipped kitchen with an AGA, a range of wood cabinets and a large central island. The living/dining area offers arched and Velux windows, as well as French doors leading out onto the patio and BBQ area | Utility Room.

The staircase leads up to the first floor galleried landing | Principal bedroom with dressing area and ensuite bathroom | Four further bedrooms, two of which also offer ensuite bathrooms | Family bathroom.



**Julie Douglas**  
0191 213 0033  
[Julie.douglas@sandersonyoung.co.uk](mailto:Julie.douglas@sandersonyoung.co.uk)







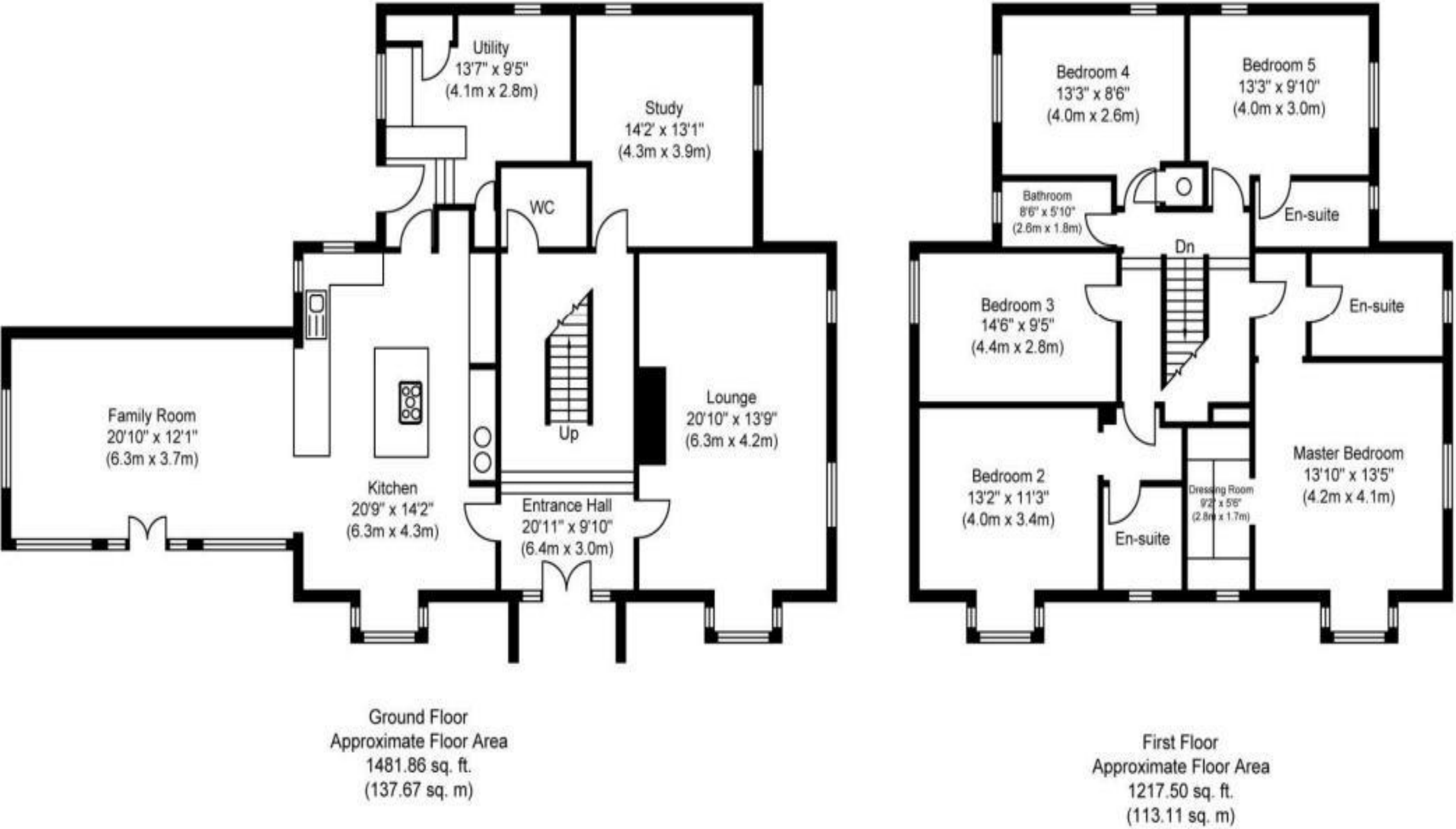


Externally, the property is approached through a stone pillared entrance and up to circular driveway connecting to the detached garage | Steps lead up to the main elevation and formal gardens, which are well landscaped with gravelled areas, patio areas and a lovely BBQ area, ideal for entertaining in the warmer months. To the rear of the property, there is a yard with greenhouse and a large outhouse, with gates to the further lawned area which forms part of the large pasture.

Located within the desirable village of Haydon Bridge, the property is ideally placed for access to local amenities and schooling, as well as Haydon Bridge train station connecting to Newcastle and Morpeth to the east and Carlisle to the west. The A69 is also close by for excellent road links. Haydon Bridge is also ideally located for picturesque countryside walks, particularly along the historic Hadrian's Wall and the John Martin Heritage Trail.

A lovely property for which viewings are highly recommended.

Services: Mains electric, water and drainage. Underfloor Oil Heating. LPG AGA | Tenure: Freehold | Council Tax: Band G | Energy Performance Certificate: Rating D



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, omissions 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 tasted and no guarantee as to their operability or efficiency can be given.  
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