



A RARE AND EXCITING OPPORTUNITY to acquire this truly exquisite four/five bedroom Grade-II listed stone-built Georgian property which occupies a prime central position within the popular village of Corbridge. The characterful accommodation has been thoughtfully extended at the rear and provides highly versatile and spacious rooms throughout. Externally is a formal cottage garden at the front. To the rear is a private south-facing garden with a patio seating area and a crenellated garden terrace; enabling breath-taking countryside views towards the river Tyne. The location is ideally placed for local amenities, schools and transport links. Viewings are highly recommended - There is no forward chain.

- **Four or Five Bedrooms**
- **Private South Facing Gardens**
- **Spacious Characterful Home**
- **Three or Four Reception Rooms**
- **Prime Central Location**
- **No Forward Chain**

Entrance Hall

Wood floor.

Drawing Room 20' 11" by 16' 11" (6m 38cm by 5m 16cm)

Open feature fire with stone surround, Three feature arch-top Georgian style doors to external, Double glazed window, Tiled floor with underfloor heating.



Dining Area 18' by 13' 4" (5m 48cm by 4m 6cm)

Tiled floor with underfloor heating, French doors to rear external, Three feature arch-top Georgian style doors to rear external, Feature open-ceiling with two Heritage-style skylights.



Kitchen Area 13' 3" by 10' 3" (4m 4cm by 3m 12cm)

Range of wall and floor units with laminate surfaces over, Gas fired Aga, Electric cooker point with extractor hood over, 1&1/2 sink and drainer unit with mixer tap, Plumbed for dish washer, Tiled floor with underfloor heating, French doors to inner hall and drawing room.



Inner Hall

Tiled floor, Stairs to first floor, Under-stair cupboard, Built-in cupboard, Utility alcove (plumbed for washing machine, French doors to kitchen area, Door to drawing room.

Study 15' by 13' 7" (4m 57cm by 4m 15cm)

Georgian-bar sash window with secondary glazing, Feature stone fire surround, Fitted shelving, Wood floor, French doors to inner hall.



Sitting/Guest Bedroom Room 14' 10" by 13' 3" (4m 51cm by 4m 5cm)

Georgian-bar sash window with secondary glazing, Open feature fire with ornate marble surround, Mirror fronted wardrobe, Wood floor, Double central heating radiator.



Bathroom 7' 3" by 5' (2m 21cm by 1m 52cm)

Walk-in shower-bath, Wash hand basin, WC, Tiled floor, Double central heating radiator, Light tunnel, Extractor fan.

A&G Land & Property Agents.

Anderson House, Crispin Court, Newbiggin Lane,
Westerhope, Newcastle upon Tyne. NE5 1BF

Tel: 0191 430 3025

Mail: info@agpropertyagents.com

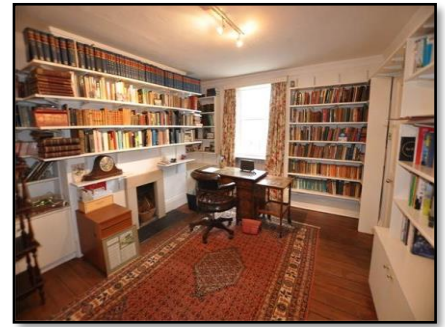
Web: www.agpropertyagents.com

First Floor Landing

Large Heritage-style roof light, Feature arch-top Georgian bar door to roof terrace.

Bedroom One *15' by 13' 2" (4m 57cm by 4m 1cm)*

Georgian-bar sash window with secondary glazing, Built-in wardrobe, Mirror fronted wardrobes, Alcove shelving, Double central heating radiator.



Bedroom Two *17' 1" by 12' 1" (5m 21cm by 3m 69cm)*

Double glazed bay window with window seat, French doors to roof terrace, Mirror fronted wardrobes, Overhead storage cupboards, Wood floor, Double central heating radiator.



Bedroom Three *12' 1" by 6' 7" (3m 69cm by 2m)*

Georgian-bar sash window with secondary glazing, Built-in cupboard, Mirror fronted wardrobes, Alcove shelving, Double central heating radiator.



Bedroom Four *13' 5" by 10' (4m 10cm by 3m 5cm)*

Georgian-bar sash with secondary glazing, Door to roof terrace, Mirror fronted wardrobes, Heritage style roof light, Wood floor, Double central heating radiator.



Dressing Room *12' 1" by 6' 7" (3m 69cm by 2m)*

Georgian-bar sash window with secondary glazing, Mirror fronted wardrobes, Loft access.

Bathroom *8' by 6' 11" (2m 45cm by 2m 10cm)*

Bath with shower over, Wash hand basin, WC, Tiled floor, Double central heating radiator, Fitted wall cabinet.

Bathroom *7' 3" by 5' 5" (2m 20cm by 1m 66cm)*

Bath with shower over, Wash hand basin, WC, Tiled floor, Double central heating radiator, Open ceiling with Heritage-style roof light, Two wall mounted cupboards, Extractor fan.



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Front External

Gated access to a formal gravelled cottage-style garden with feature box-hedging.

Rear External

Enclosed and private south-facing lawned garden with a patio seating area and a variety of established trees, shrubs and bedded plantings. First and second floor crenellated roof terraces with immediate access from the first floor landing (and bedrooms two and four) and enabling breath-taking views towards the river Tyne and surrounding open countryside. Wooden storage shed.

Tenure

Freehold. Grade II Listed.

Services

Mains gas, electricity, water and drainage.
Council tax band G.
EPC exempt - Grade II Listed.

Disclaimer

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.



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