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BARDON MILL, HEXHAM, NE47

Offers Over £450,000

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Woodside is a charming semi-detached stone cottage in the peaceful area of Bardon Mill. Nestled in a quiet location, it offers the perfect balance of tranquillity and convenience. Less than a mile from the A69, it gives easy commuting access west to Carlisle and Haltwhistle, and east to Hexham and Newcastle. The property also boasts stunning countryside views.

Originally part of the Ridley Hall estate, the cottage's history is reflected in its unique structure, with some sections dating back to the 17th and 18th centuries, and others built more recently, offering a delightful blend of old-world charm and modern comfort. The house benefits from double-glazed windows throughout, modern programmable electric heating, and superfast fibreoptic broadband.



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Internally, the property is accessed via a spacious porch with full glass panes, an extension by the current owners. Upon entering, you'll find a handy storage larder with an original Belfast sink, currently housing the washing machine and freezer, and which could easily be converted into a utility room. A cupboard under the stairs provides additional storage space.

The well-proportioned kitchen and dining room features dual-aspect windows, ensuring plenty of natural light, and is equipped with an electric Aga, and bespoke wooden units designed by Langley Furniture Works.

Adjacent to the kitchen, you'll find an impressive oak-framed sun room that offers stunning south and west-facing views, with a pitched roof and exposed beams that add character and warmth to the space. The sun room also provides doors leading out onto the gardens.

The lounge, which is located within the oldest part of the house, enjoys three-foot thick walls and a wood-burning stove in the fireplace. Beyond here is a further room, currently used for meditation, which offers great potential as an additional reception room, office, or as a ground floor fourth bedroom. This room and the porch were built with repurposed stone from the original outbuilding. There is also a downstairs shower room and WC.

To the first floor, there are three spacious double bedrooms, two of which retain their original decorative cast-iron fireplaces. All three bedrooms benefit from large south-facing windows, providing beautiful views of the rolling countryside, across the field to Allen Banks (National Trust). There is also a family bathroom, ample storage space across the first floor, and further storage in a part-boarded loft with light and power.

The property benefits from 16 solar panels, ensuring excellent energy efficiency, with the current index in place until 2034.

Externally, the property is surrounded by wraparound gardens, featuring an abundance of mature planted borders including fruit trees, shrubs, wild flower areas, neat lawns, and raised beds for vegetables. There's also a new greenhouse, carport, a large shed and a log store. There is also plenty of additional parking space.

Well presented throughout, Woodside Cottage offers a wonderful position and outstanding open aspect views and early inspections are strongly advised.



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

EPC RATING : D

