

BRUNTON
RESIDENTIAL

WOODLEY FIELD

Allendale Road, Hexham





BRUNTON
RESIDENTIAL



WOODLEY FIELD

Allendale Road, Hexham

Woodley Field represents one of Hexham's most prominent and stylish period homes. Set within private grounds and gardens that extend to over 1 acre, this exceptional stone-built family home offers over 5,000 Sq ft of internal living space that is perfectly placed over four floors.

Providing a wealth of period charm and an abundance of period features throughout, Woodley Field has been sympathetically modernised by the current owners with a fine attention to detail.

This imposing, period residence occupies the eastern wing of the original country house and offers an abundance of period charm. Set back from Allendale Road, and offering an elevated position, the property itself accessed via a long, private driveway which is accessed via secure, electronically operated entrance gates. The original building is thought to have been first constructed around 1880's for a William Ritson, who was renowned for his contribution to the regional railway industry. The property was then subsequently divided into two separate homes in the 1960's and is now arranged over four floors, providing close to 5,000 Sq ft of spacious and versatile accommodation, with high ceilings, exquisitely carved fireplaces, stone mullion windows, decorative plasterwork and beautiful original cornicing.



WOODLEY FIELD

Allendale Road, Hexham

The property was then purchased by the current family back in 2020 and has since undergone a complete transformation. Boasting an outstanding, open plan kitchen/dining and living space, beautiful dining room and drawing room, this generous stone-built residence also offers six double bedrooms, contemporary re-fitted family bathroom plus four en-suites, home cinema room and detached annex.

The property also enjoys superb, landscaped gardens with several entertaining terraces and offers a wonderful covered outdoor kitchen which is perfect for dining al fresco.

The internal accommodation comprises: Double doors opening into entrance vestibule with stone tiled flooring and door leading into the central reception hall. The magnificent central entrance hall is a main feature of Woodley Field and offers original $\frac{3}{4}$ high wood panelling, original period fireplace and return staircase leading to the first floor. The hallway also provides space for a piano with window seat and access to a ground floor guest cloakroom and WC.





BRUNTON
RESIDENTIAL

THE HEART OF THE HOME



The hallway then leads into the first reception room, which is placed to the left-hand side and leads into a beautiful dining room with original cabinetry, period carved fireplace and walk-in bay window with views out over the gardens. A further door then leads into a lovely drawing room, again with period fireplace and wood-burning stove, decorative cornicing, dual aspect window and walk-in bay with French doors leading out onto the rear terrace and gardens.

To the right-hand side of the hallway, two doors then lead into the magnificent open plan living/dining and kitchen space, which measures 39ft in length and provides a stylish, modern kitchen with bespoke fitted cabinetry, integrated appliances, oil fired Aga, marble work-surfaces with breakfast bar. To the rear of the kitchen a passageway then leads into a utility room/boot room, again with further fitted storage and dog bath with door leading to the front driveway.



The living space is located to the rear of the kitchen area and measures 28ft in width, again with period, carved wooden fireplace, further $\frac{3}{4}$ height wood panelling to the walls and large walk-in bay window with French doors providing access out onto the rear terraces and gardens. This excellent space is perfect for entertaining or for those with young children.



THE FINE ATTENTION TO DETAIL

The impressive and original oak staircase then lead up to the first-floor galleried landing which enjoys a large window with stone mullions and provides views to the front. The landing then leads into four good sized bedrooms, of which three are comfortable double suites, and all with access to private re-fitted en-suite facilities. The principal suite is located to the rear and is a generous double room which enjoys a period fireplace, south facing walk-in bay window with outstanding open aspect views and access to a walk-in wardrobe and contemporary re-fitted en-suite shower room with WC.

Bedroom two is also a good-sized double bedroom suite, again with access to an en-suite shower room, dual aspect including a walk-in bay with spectacular views across the valley and towards Hexham.

A door from the landing then opens to give access to a private staircase that in turn leads up to the purpose built second floor, with a great living/reading space, and provides two further excellent double bedrooms which enjoy the use of a stylish, re-fitted family bathroom with three-piece suite, including a free-standing bath. This floor is ideal for those with visiting relatives or for those with older children.

The second floor also leads into a seventh double bedroom, which is currently setup as a home cinema room by the current owners. This room features a high-end cinema projection screen and Dolby sound system (which is to be negotiated with any prospective purchasers).







THE PERFECT OUTDOOR SPACE

Externally, the property is now accessed by new wrought iron, electronic entrance gates with secure entry phone system that open to a substantial gravelled driveway providing secure off-street parking for multiple vehicles.

The driveway also provides a garage and garden store with a brand new and additional annex, with light and power and bi-folding doors leading out onto the gardens. This excellent space also offers a shower room with WC and is ideal as a work from home space, home gymnasium or could even be utilised to provide further income, should it be required. This space also offers a kitchenette and wood-burning stove.

The grounds and gardens of Woodley Field extend to approximately 1.2 Acres and have been further landscaped to provide an extensive lawned garden that continues around the side and rear of the property, with an abundance of well planted and mature borders, gravelled walkways with stone steps leading down to the lower gardens



BRUNTON
RESIDENTIAL



GROUND AND GARDENS

The well-presented grounds and gardens also provide access to a wonderful, covered outdoor kitchen space, with feature lighting, sink, BBQ and stone worktops and outdoor heaters. To the side of the property, a large, paved patio/terrace offers the perfect place to entertain with guests. A separate staircase from the rear of the property leads down and into lower ground floor/cellar which offers 400+ Sq ft of further space which is ideal as a workshop, further storage or wine cellar.

Immaculately presented both internally and externally, this outstanding period residence simply demands an early inspection and viewings are deemed essential.

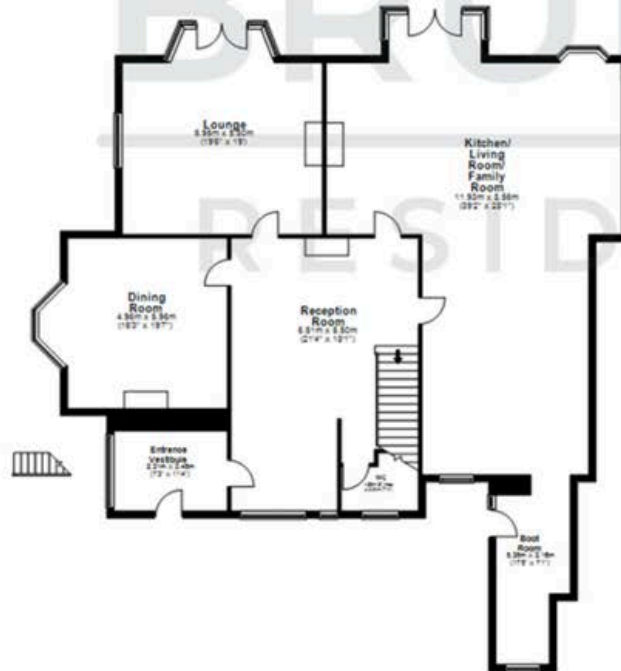


BRUNTON
RESIDENTIAL

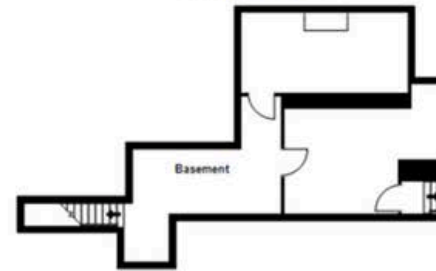
Detached Annex/Studio
Approx. 25.4 sq. metres (273.4 sq. feet)



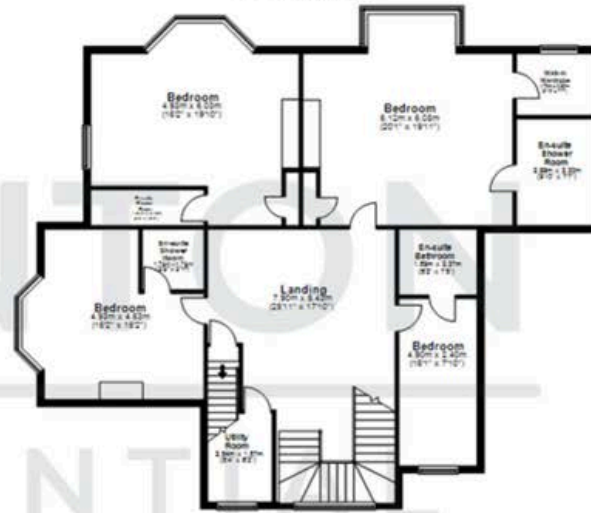
Ground Floor
Approx. 22.1 sq. metres (238.2 sq. feet)



Basement
Approx. 47.5 sq. metres (512.8 sq. feet)



First Floor
Approx. 155.2 sq. metres (1671.4 sq. feet)



Third Floor
Approx. 117.1 sq. metres (1259.8 sq. feet)



BRUNTON

RESIDENTIAL

WOODLEY FIELD

Allendale Road, Hexham, NE46

hexham@bruntonresidential.com

www.bruntonresidential.com



Great Park
Middleton South
NE13 9BJ
0191 236 8347

Hexham
3 Beaumont Street
NE46 3LZ
01434 505 008

Jesmond
125 St George's Terrace
NE2 2DN
0191 236 8347

Morpeth
28a Bridge Street
NE61 1NL
01670 202 008

Ponteland
Main Street
NE20 9NH
01661 679 002