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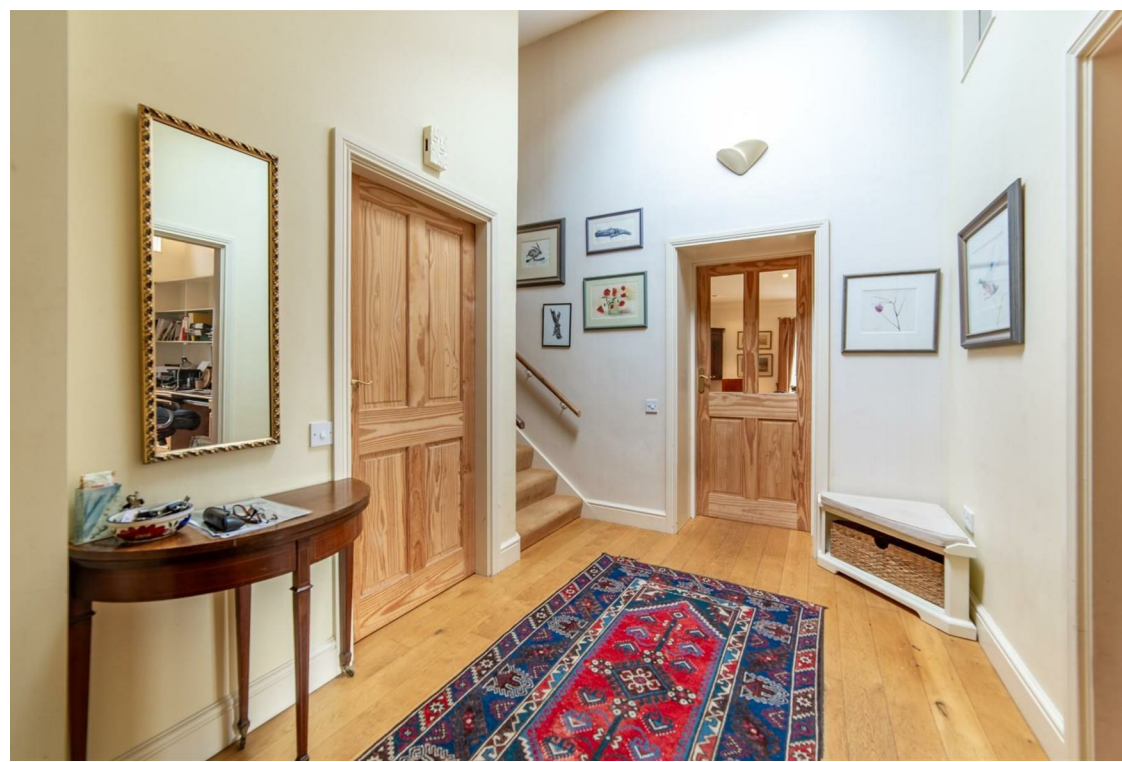
SOUTHWOOD COTTAGE, RIDING MILL, NE44

Offers Over £850,000

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Delightful Stone Built Detached Family Home Situated within a Quiet Hamlet & Boasting Almost 1 Acre of Formal Grounds and Gardens, with Over 2,500 Sq ft of Internal Living Space, Four Generous Reception Rooms, Kitchen/Breakfast Room, Four Double Bedrooms, Family Bathroom, En-Suite & Wet Room. Private Driveway with Off Street Parking for Several Vehicles.

This charming, period family home is perfectly situated just 1.5 miles to the west of the desirable village of Riding Mill, Northumberland. Riding Mill, which is an attractive and leafy Tyne Valley village, provides excellent links into the beautiful market towns of Corbridge, Hexham, and also offers easy access into Newcastle City Centre via the A69.

Riding Mill also offers a popular public house, tennis club and a community hall. Outstanding local state schooling can also be found close by, and within the village, as well as within the surrounding villages of Corbridge and Hexham.

The property also provides easy access to some of the region's finest independent schooling, including Mowden Hall and several other highly regarded schools that are placed closer into Newcastle City Centre, which are easily accessed via a daily school bus. Additionally, the village boasts its own railway station, offering regular rail services into Newcastle, Carlisle and throughout the Tyne Valley – which is ideal for commuters or schoolers.

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Southwood Cottage is approached via a long private access road, which runs to the side of the property, and leads up to a large driveway offering secure off-street parking for multiple vehicles.

The internal accommodation comprises: Central entrance hall with stairs leading to the first floor. To the right of the hallway is a generously sized reception room, which is currently set out as a home office, and leads into a large conservatory/garden room that offers terracotta tiled flooring and breathtaking views out over the surrounding countryside with French doors giving access to the rear terrace and gardens.

The entrance hall then gives access to the formal dining room, which is both spacious and inviting, featuring elegant wooden flooring and French doors that open directly onto the garden. Double doors then lead into a spacious lounge, complete with a wood-burning stove and dual-aspect windows, including a walk-in bay window with window seat. French doors connect the lounge into the conservatory/garden room.

The kitchen/breakfast room is well equipped and boasts high-quality wall and base units, with stone worktops, integrated appliances, Aga and dual-aspect windows. The kitchen also offers plenty of additional room for dining. From the kitchen, a door leads into a useful utility and boot room that provides further two large additional store cupboards and a door leading to the side and gardens. There is also a well presented and re-fitted shower room, with three-piece suite, which is accessed from the ground floor hallway.

The stairs then lead up to the first-floor landing, with store cupboard and study area, and gives access to four good sized double bedrooms and a family bathroom. The principal suite enjoys access to an en-suite bathroom. The fourth bedroom is flexible in use, making it an ideal dressing room or an additional bedroom, with direct access into the principal suite via double doors.

Externally, the property provides a lovely site, which extends to approximately 1 acre of private grounds and gardens. The beautifully maintained gardens sit to the front and side of the Southwood Cottage and also feature a rear vegetable garden, with several fruit trees, a large lawned area, and a wildflower meadow, providing a peaceful and picturesque outdoor space with fenced boundaries. Several paved terraces provide seating and entertaining areas throughout the day.

The property also provides a large, detached timber garage which is placed to the rear of property and with solar panels. This garage is currently used a large store and offers an electric car charging port.

Well-presented throughout, this great stone built detached home simply demands an early inspection and viewings are strongly advised.



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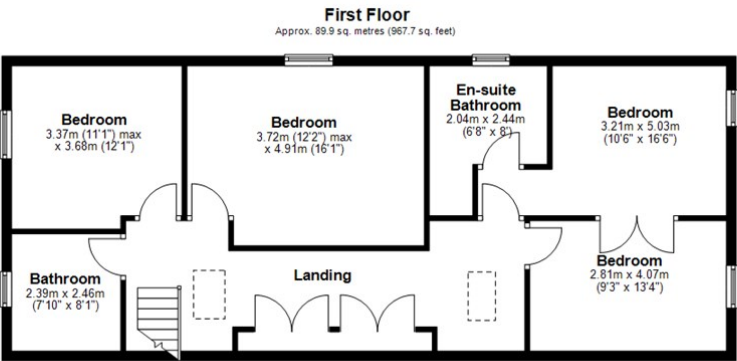
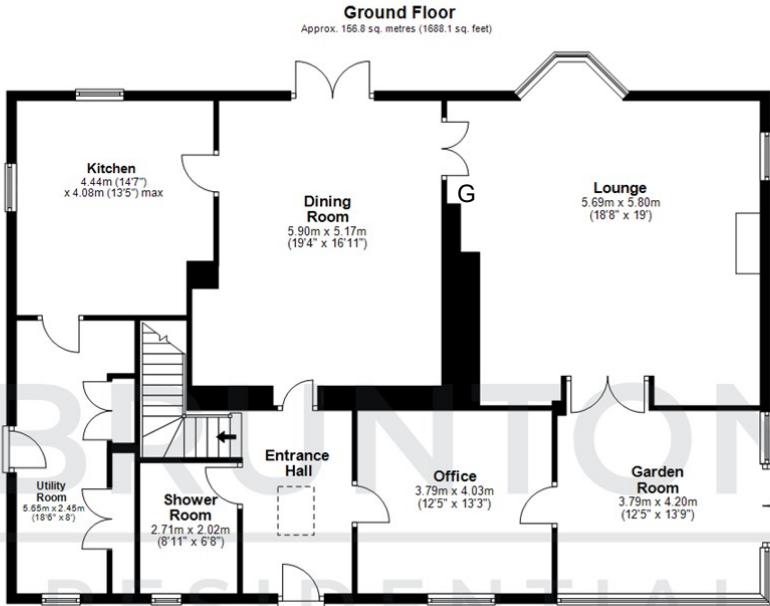
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland
County Council

COUNCIL TAX BAND : G

EPC RATING : D



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.

