

# Andrew Coulson

*You'll feel more at home with us*



2 Hollin Hill Terrace | Riding Mill | NE44 6HR





Stunning four storey family home positioned in this truly unique Grade II Listed terrace which dates back to 1864. The spacious accommodation offers very versatile rooms with fabulous reception rooms, six bedrooms and a private courtyard garden to the rear. The property enjoys an open aspect and boasts fabulous noteworthy features throughout. Externally there are gardens to the front and rear and detached garaging.

### Features:

- 
- Stunning Four Storey Terraced Family Home
  - Spacious Versatile Accommodation
  - Gardens & Garaging
  - Six Bedrooms
  - Noteworthy Features Throughout
  - Current EPC Rating D
- 



## The property:

Stunning four storey family home positioned in this truly unique Grade II Listed terrace which dates back to 1864. The spacious accommodation offers very versatile rooms with fabulous reception rooms, six bedrooms and a private courtyard garden to the rear. The property enjoys an open aspect and boasts fabulous noteworthy features throughout including; marble fireplaces, very ornate cornice ceilings and ceiling roses, heavy panelled doors and high skirting boards. This is an excellent family home in a highly desirable location and briefly comprises; entrance lobby, reception hall with a grand staircase, superb drawing room with a white marble fireplace, spacious separate sitting room and a large study. There is also a spacious separate dining room and breakfasting kitchen with an old scullery to the rear. Upstairs the landings provide access to six bedrooms and a bathroom. Externally there are gardens to the front and rear and detached garaging. The accommodation has gas fired central heating throughout and we strongly recommend an internal inspection in order to fully appreciate its noteworthy features and space.

## Briefly Comprising:

### GROUND FLOOR

#### ENTRANCE LOBBY

Solid front door and pine panelled walls. Attractive mosaic ceramic tiled flooring.

#### RECEPTION HALL 31' 3" x 7' 10" (9.52m x 2.39m)

A grand hallway with an ornate staircase to the upper floors. Ornate cornice ceiling and polished timber flooring.

#### DRAWING ROOM 20' 0" x 20' 1" (6.09m x 6.12m max into bay)

A large bay window to the front enjoys a southerly aspect over the gardens, allowing generous light into this airy room. Dominated by a fabulous white marble fireplace, ornate cornice ceiling and ceiling rose. Polished timber flooring throughout.

#### SITTING ROOM 17' 9" x 19' 10" (5.41m x 6.04m max into bay)

A bay window to the rear enjoys far reaching Valley views. Feature period fireplace with tiled insets, polished timber flooring and ornate cornice ceiling. A delft rack runs around the entire room.

#### INNER LOBBY

With recessed area with a shower cubicle.

#### CLOAKROOM

Wash hand basin and low level WC.

#### STUDY 13' 0" x 10' 5" (3.96m x 3.17m)

With built-in study, worktops and bookshelving.

### LOWER GROUND FLOOR

#### HALLWAY 21' 7" x 7' 10" (6.57m x 2.39m max overall)

Polished timber flooring.

#### STORE ROOM 10' 4" x 5' 11" (3.15m x 1.80m)

Built-in storage cupboards and fitted wine rack.

#### DINING ROOM 20' 2" x 20' 4" (6.14m x 6.19m max into bay)

A bay window with glazed double doors allow access to the front patio and gardens and enjoy a southerly and sheltered aspect. Period fireplace and hearth, cornice ceiling and polished timber flooring throughout. Built-in display shelving and serving hatch from:

#### BREAKFASTING KITCHEN 15' 5" x 19' 4" (4.70m x 5.89m max)

Extensive range of hand crafted cupboards, pantry cupboard and worktop incorporating twin Belfast sink units with mixer taps over. Matching dressing table with display shelving and glazed cabinets, additional matching island unit with drawers and pan storage racks, together with an extensive worktop ideal for baking etc. Additional built-in shelving cupboards either side of a fireplace recess housing a Rangestyle cooker with 7 ring gas hobs and double ovens/grill. Breakfasting area with bay window overlooking the rear garden.





#### REAR LOBBY

Ceramic tiled flooring.

#### CLOAKROOM

Wash hand basin, low level WC and built-in cupboards.

#### OLD BRICK SCULLERY/UTILITY 13' 0" x 10' 4" (3.96m x 3.15m max)

Old stone fireplace incorporating the original Range (not working). Plumbing for washing machine. Working shutters.

#### FIRST FLOOR

##### HALF LANDING

An impressive arched window allows ample light onto the landings, and enjoys the views.

##### WC

Corner wash hand basin and WC.

##### MAIN LANDING

Staircase to the second floor. Ornate cornice ceiling.

##### BEDROOM ONE 17' 1" x 16' 6" (5.20m x 5.03m)

To the south elevation with twin windows overlooking the front gardens. Ornate cornice ceiling and ceiling rose, polished timber flooring. The focal point is the white marble fireplace with arched cast-iron inset. Built-in cupboard to one corner.

##### BEDROOM TWO 16' 9" x 15' 11" (5.10m x 4.85m)

Black marble fireplace with arched cast iron insert, built-in cupboards either side. Wash hand basin with cupboards under. Ornate cornice ceiling.

##### BEDROOM THREE 11' 9" x 8' 9" (3.58m x 2.66m)

With pleasant garden views to the front, ornate cornice ceiling and polished timber flooring. Connecting door from this bedroom leads to bedroom one.

#### SECOND FLOOR

##### HALF LANDING

##### BATHROOM

Panelled bath, wash hand with cupboard under.

##### MAIN LANDING

Range of built-in cupboards with overhead lockers.

##### BEDROOM FOUR 17' 0" x 13' 5" (5.18m x 4.09m plus dormer window recess)

Polished timber flooring. Eaves cupboard. An archway leads from this room to bedroom six.

##### BEDROOM FIVE 16' 10" x 13' 11" (5.13m x 4.24m plus dormer window recess)

A dormer window takes in full effect of the views. Small fireplace. Eaves cupboard.

##### BEDROOM SIX 10' 0" x 8' 0" (3.05m x 2.44m)

Velux roof light. Eaves storage.





## EXTERNALLY

### DETACHED GARAGING 18' 10" x 15' 9" (5.74m x 4.80m)

With power connected and auto powered main door. Fitted shelving.

## GREENHOUSE

### TO THE FRONT

Is a small lawned garden with mature beds of trees, bushes, shrubs, patio areas, stone steps lead up to the main front door and down to the doors from the dining room.

### TO THE REAR

Is an enclosed walled garden with patio area and pathways bordered by raised flower beds with bushes, shrubs and flowers. A gate leads out onto the shared rear lane.

## SERVICES

Mains electricity, water, drainage and gas are connected. Gas fired central heating to radiators also supplying the domestic hot water.

## TENURE

Freehold.

## NOTES

Fitted carpets are included in the sale.

The private driveway leading to Hollin Hill Terrace is owned by the neighbouring property number 8, with right of access for all residents to their own properties and shared maintenance responsibility.

## REFERRAL FEES

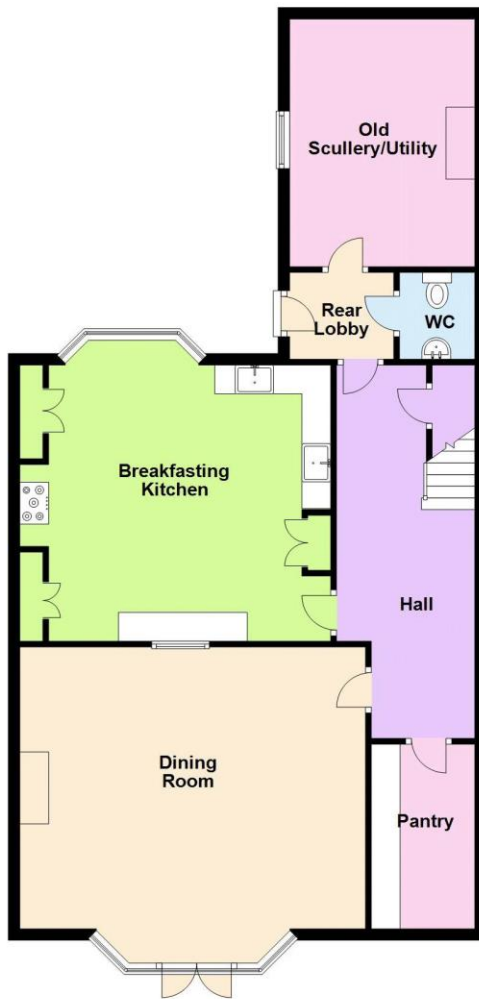
In accordance with the Estate Agents' (Provision of Information) Regulations 1991 and the Consumer Protection from Unfair Trading Regulations 2008, we are obliged to inform you that this Company may offer the following services to sellers and purchasers from which we may earn a related referral fee from on completion, in particular the referral of: Conveyancing where typically we can receive an average fee of £100.00 incl of VAT. Surveying services we can typically receive an average fee of £90.00 incl VAT. Mortgages and related products our average share of a commission from a broker is typically an average fee of £120.00 incl VAT, however this amount can be proportionally clawed back by the lender should the mortgage and/or related product(s) be cancelled early. Removal Services we can typically receive an average fee of £60 incl of VAT.



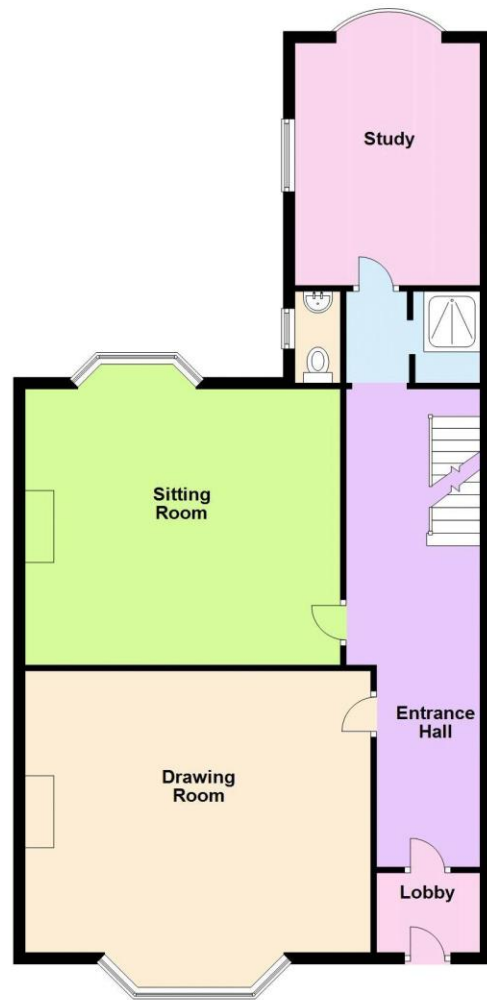




Lower Ground Floor



Ground Floor



First Floor



Second Floor



Note : Plans are for illustration purposes only and are not to scale.  
Plan produced using PlanUp.



# Energy Performance Certificate



2, Hollin Hill Terrace, RIDING MILL, NE44 6HR

Dwelling type: Mid-terrace house  
Date of assessment: 04 March 2020  
Date of certificate: 04 March 2020

Reference number: 8801-3940-0222-5607-2703  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 358 m<sup>2</sup>

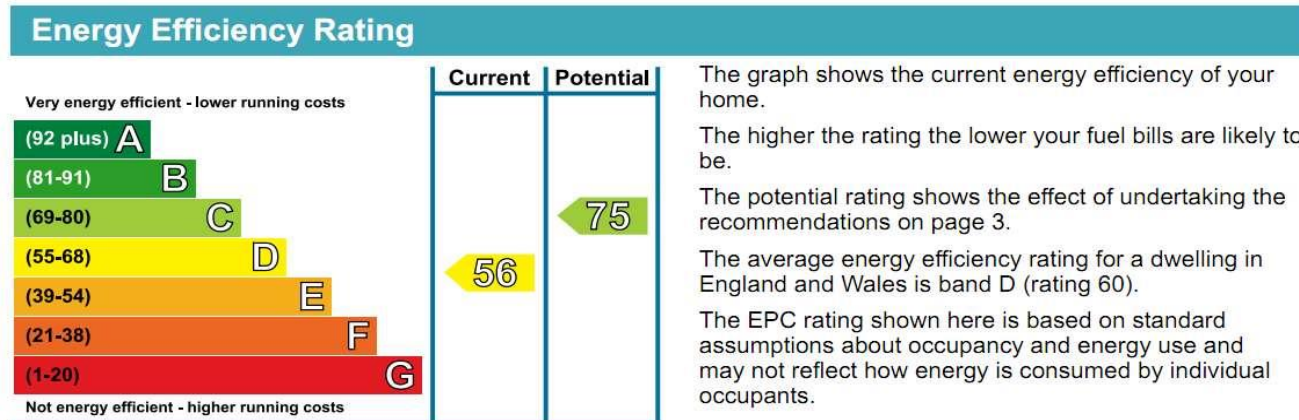
## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 10,908</b>
<b>Over 3 years you could save</b>	<b>£ 3,861</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 528 over 3 years	£ 540 over 3 years	
Heating	£ 9,972 over 3 years	£ 6,099 over 3 years	
Hot Water	£ 408 over 3 years	£ 408 over 3 years	
<b>Totals</b>	<b>£ 10,908</b>	<b>£ 7,047</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.



### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Room-in-roof insulation	£1,500 - £2,700	£ 1,374
2 Internal or external wall insulation	£4,000 - £14,000	£ 1,137
3 Draught proofing	£80 - £120	£ 450

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.



## Location Plan:





## Meet the team



**Andrew Coulson FNAEA | Managing Director**

I am very much hands-on when it comes to the day-to-day running of the business. I carry out all our valuations, so I'll meet you in person and conduct a full marketing appraisal of your property. I am usually the person who carries out accompanied viewings, too. Ultimately, I'm here to ensure that every stage of your property sale goes smoothly and efficiently.



**Ailsa Mather CPEA, FNAEA | Director and Relocation Agent Manager**

I handle sales negotiations, and carry sales through from start to finish. I'm responsible for liaising with solicitors, surveyors and lenders, in order to see your sale through to completion as quickly and simply as possible. I'm in overall charge of our happy office on a day-to-day basis, and oversee the roles of the other staff.

Crucially, I also deal with enquiries outside office hours: if you have any queries at any point during the sales process, you can rest assured that I am always on the end of the phone to help, even if the office is closed.



**Claire Forster ANAEA | Senior Property Consultant**

I usually work at the reception desk, so I'll probably be the first person you meet when you come into the office. I deal with buyer and vendor enquiries, arrange viewings, provide viewer feedback, and help people define what it is they're really looking for in a property. I also support Ailsa in her day-to-day work around the office.



## Come Home to the Tyne Valley...



Imagine living and working in an area that has it all – stunning scenery, interesting towns and villages, heritage and culture, convenient transport links, excellent schools, the warmest of welcomes...

**The Tyne Valley has it all.**

## Landscape, History, Heritage

The Tyne Valley, nestled in the south of Northumberland, is home to some of the most beautiful scenery and some of the most fascinating history in the country, as well as part of one of the most famous walls in the world!

When the Romans ended their occupation of Britain in the 5th century, they left an indelible mark on the landscape in Northumberland, in the shape of Hadrian's famous wall. Not only is the route of the Wall popular with walkers, but there are a number of impressive archaeological sites and impressive museums that are well worth a visit.

The Tyne Valley is ideally placed for getting out and about and if you wish to venture further afield, the area affords easy access to the Lake District, the Scottish Borders, and the stunning, pristine beaches of the north Northumberland coast.



## Sport

The Tyne Valley is brimming with sports and leisure facilities. Hexham alone has a large sports centre, with a bright, modern swimming pool, athletics field, sports hall, gym and bowling alley. The town also boasts tennis and cricket clubs, a fine golf course - complete with excellent Club House - a renowned Race Course and just along the Valley, in Corbridge, there is an active rugby club.

Along the Valley, there is a wealth of opportunity for fishing, walking and horse riding.

Whether you're the active, sporty type, or just enjoy standing on the sidelines and cheering on your team, the Tyne Valley has something for you.







## Shopping

Whatever your shopping requirements, the Tyne Valley has the shop for you. Hexham has a good mix of High Street and independent shops, whilst Corbridge offers a more 'boutique' shopping experience, with a host of exciting, high quality independents.

Within easy reach are the cities of Newcastle and Carlisle, both of which have a range of shopping facilities, as well as the Metro Centre, a light, airy shopping centre, and one of the biggest in Europe.

Being a big agricultural centre, the area also has a number of regular Farmers' Markets and farm shops, offering a wonderful array of fresh, tempting local produce.



## Eating and Drinking

You'll never go hungry in the Tyne Valley. From multi-award winning restaurants, to the best in traditional English country pubs, there is plenty to whet your appetite. Fine Indian, Chinese and Italian restaurants are all within easy reach, each with its own special atmosphere and tempting menu.

Local country pubs flourish along the whole of the Valley, and many of them pride themselves on serving a wide selection of craft beers, many of them from local micro breweries.

Perhaps you just fancy a cup of tea and a slice of cake? Cafés and coffee shops are in abundance, from your favourite coffee chain to a wealth of charming independent tea shops, each with its own character and warm welcome.

## Leisure and Entertainment



Ask anyone who lives here, and they'll tell you that the Tyne Valley punches above its weight when it comes to cultural and entertainment facilities. Hexham's Queens Hall incorporates an atmospheric library, a range of excellent exhibition spaces and a theatre, and has a full calendar of art, music and theatrical events across the year. Residents of Hexham are also proud of the community-owned Forum Cinema, an art deco gem in the heart of the town. The cinema offers an impressive mix of blockbuster and art-house films, and regularly shows live feeds from the RSC, National Theatre and Royal Opera House. Further afield, a quick journey into Newcastle opens up a world of theatre and cinema, as well as a host of world-class museums and galleries. Carlisle prides itself on the Tullie House Museum and Art Gallery, which has a fascinating range of impressive exhibition spaces.

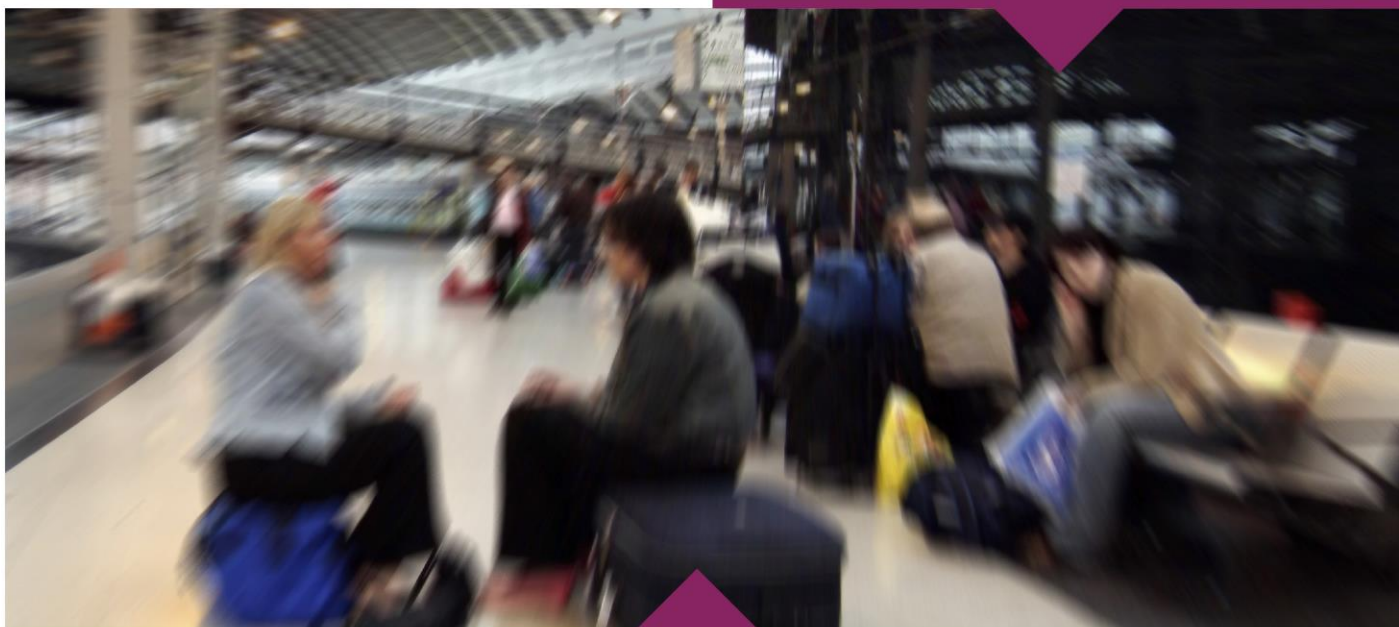


## Education...



If you have children of school age, you'll want to feel safe in the knowledge that they'll get the best of educations. The schools of the Tyne Valley enjoy an excellent reputation, both academically and for their pastoral care and extra-curricular activities. A mix of 2- and 3-tier systems operates within the state system across the region. In the private sector, there is a good choice of prep schools within the Tyne Valley, with Newcastle providing a number of high class senior schools with enviable reputations.

## Getting Around...



The Tyne Valley is well-served by road and rail. The A69 and the Tyne Valley railway line link Carlisle to the west with Newcastle to the east, and there are frequent bus and train services connecting the historic towns and pretty villages along the way. When you wish to travel further afield, it couldn't be easier. From Newcastle, you can hop on a train north to Scotland, or south to London, the midlands or the south west and with Newcastle International Airport only 30 minutes' drive from Hexham, the world really is on your doorstep.



## Think all Estate Agents are the same? Think again...

**At Andrew Coulson, we pride ourselves on being a bit different. We have just one office, on Fore Street in Hexham, and we don't just believe that small is beautiful – we know it works!**

All our staff live in Hexham or the Tyne Valley, and have a wealth of local knowledge to share with you. And they're all independently trained and assessed, guaranteeing the highest levels of professionalism and competence.

But those aren't the only reasons we're well-placed to help you with the sale of your property...

✓ Our office is in a prime retail location, with excellent footfall and passing trade;

✓ We have exclusive national connections, providing access to relocating buyers from around the country;

✓ We have an Associated London Office, exposing your home to potential buyers in the City.

✓ Bespoke Pre Sale Legal Pack which avoids delays and legal issues at critical selling stage.

### **And we go that extra mile to market your property, with...**

✓ Gloss-laminated brochures, complete with great photography and detailed floor plans;

✓ Videoettes of all properties, creating more interest and activity;

✓ Touch Screen TV in our front window, providing an advert for your home twenty four hours a day, seven days a week;

✓ A comfortable Buyers' and Sellers' Lounge, giving you a relaxing environment in which to browse.

**The staff in our friendly office are more like members of a big, happy family, than a group of people simply doing their jobs. We're all proud of the warm, personal service we're able to offer – a level of service we believe is second to none.**

For us, good is never good enough: our aim is to exceed your expectations.

That's why we're confident when we say

*You'll feel more at home with us*









Andrew Coulson is a member of The National Association of Estate Agents, guaranteeing that vendors and purchasers are consulting an agent with the highest integrity, are highly experienced and whose staff are trained professionals who abide by a nationally recognised code of practice. Andrew Coulson is registered with HMRC to ensure compliance with money laundering regulations. All NAEA agents agree to comply with high professional standards demonstrating their dedication and commitment to exceptional standards within residential sales.



The Guilds training schemes ensure its handpicked members are provided with the highest level of industry knowledge. You can rest assured that the staff at Andrew Coulson will be well equipped to offer advice and deliver a service over and above what you expect. Andrew Coulson and each Guild member, is able to assist in the promotion of your property through syndicated websites and publications and refer your details to help you in the search of your next home.



Andrew Coulson is a member of The Property Ombudsman Scheme and thereby is able to offer a free, impartial and independent service for the solution of unresolved disputes between ourselves and consumers.