

Highfield

HEUGH HOUSE LANE | HAYDON BRIDGE | NORTHUMBERLAND



FINEST
PROPERTIES



An impressive detached property with versatile
annexe and paddocks offering sensational views over
the Tyne Valley

Haydon Bridge Centre 0.8 miles | Hexham Town Centre 7.0 miles | Corbridge 10.6 miles
Newcastle International Airport 25.8 miles | Newcastle City Centre 28.1 miles | Carlisle 31.3 miles





Accommodation in Brief

Main House

Entrance Hall | Sitting Room with Balcony
Kitchen/Dining Room | Utility Room | Shower Room
Principal Bedroom Suite with Dressing Room & Bathroom
Double Bedroom | Study/Single Bedroom

Annexe

Sitting Room | Kitchen | Two Bedrooms | Bathroom
Integral Double Garage | Driveway & Parking | Gardens | Decked Terrace
Two Paddocks of Around 0.41 Acres | Around 0.61 Acres in All







The Property

Highfield is an attractive five bedroom property occupying a fabulous elevated position above Haydon Bridge with sensational south-facing views over the Tyne Valley. The property has a layout designed to make the absolute most of the glorious views, and is also incredibly versatile; the layout allows the house to be configured as a single substantial property, or as a lovely three bedroom main house with a large, self-contained two bedroom annexe. Highfield is beautifully appointed throughout with elegant and tasteful décor. In addition to the private gardens, there are also two small paddocks positioned to the rear, perfect for a horse or pony.



Nestled into the gentle slope of the landscape, Highfield positions the principal living accommodation to emphasise the superb countryside views. Pretty external stairs lead up from the driveway to the front door, opening to the entrance hall. A short flight of stairs leads up to the principal living accommodation within the west wing of Highfield. The lovely and spacious sitting room is positioned to the front elevation. French doors with further glazed side panels frame remarkable views and sweep open to the balcony outside. This is a stunning spot to relax, surrounded by the sleek and modern glazed balustrade. To the rear is the impressive kitchen/dining room, finished to an exceptional standard with gorgeous contemporary cabinetry and a central island in stylish contrasting colour palettes. The kitchen boasts a host of quality appliances and the island has space for casual dining beneath café-style lighting. There is space for a separate dining table and chairs, as well as comfortable seating. French doors leads out to the decked terrace and gardens beyond. The kitchen is complemented by an adjoining utility room. There is a shower room positioned off the hall within the west wing.

Further stairs lead to the upper floor of the east wing and the bedroom accommodation for the main house. The principal suite incorporates a double bedroom with a huge dressing room fitted with an abundance of storage in a contemporary style. The views from both the bedroom and dressing room are amazing. The dressing room connects to the generously proportioned and well-appointed en- suite bathroom. There is a second large double bedroom on this floor, along with a study/single bedroom.

The flexible accommodation of the annexe occupies the lower floor of the east wing, yet the elevated position still brings great views to the south-facing bedrooms. This part of the house can be combined with the main house to offer a substantial family home, or it can be closed off to create a self-contained annexe. The sitting room has French doors to the decked terrace allowing independent access if required. The kitchen is fully-stocked and there is space for a table and chairs to one side. Two double bedrooms face south to bring a wonderful outlook, and a beautifully appointed bathroom completes the accommodation.



Externally

A discreet staircase leads from the central hall down to the integral double garage. There is further parking space on the black paved driveway which sweeps down to the gated entrance. The main gardens sit to the rear of Highfield. An expansive decked terrace is perfect for al fresco dining and entertaining, giving way to lawns that are sheltered by mature trees and hedging.

Beyond the gardens to the north are two paddocks, between them extending to around 0.41 acres. This land rises gently away from the house and is well-kept. The east paddock is fully bordered with fencing and there is a field shelter to one corner. The west paddock is slightly larger, with a mix of fencing and hedging to the south, east and west boundaries. This land is perfect for anyone with an equestrian interest looking to house a pony or horse. Alternatively, the land could provide a lovely smallholding to grow produce and look after chickens.



Local Information

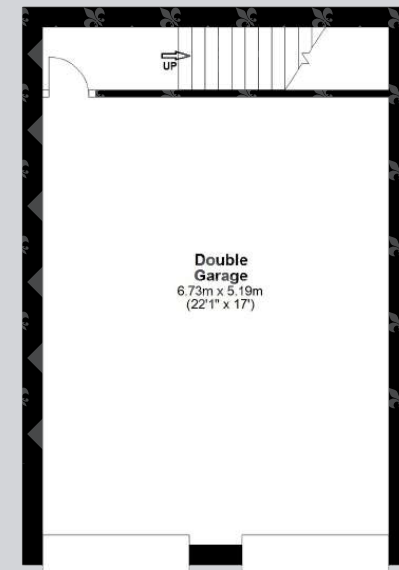
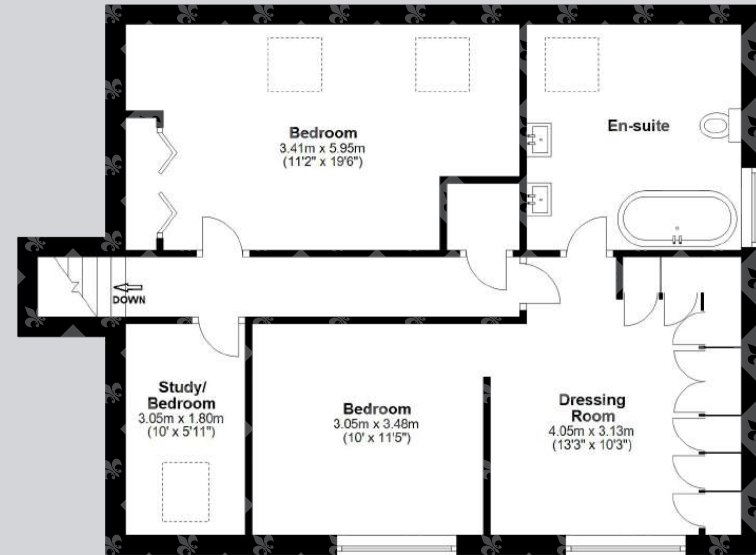
The property sits in an elevated position above the popular Tyne Valley village of Haydon Bridge, offering a peaceful environment and beautiful setting yet within easy reach of local amenities. Haydon Bridge offers everyday facilities including a small supermarket, primary and secondary schooling, butcher, pubs and other local shops. Additional services are available in Hexham, including larger supermarkets, further schooling, hospital, and a further range of shops and eateries. Both Newcastle and Carlisle are easily accessible and provide further cultural, educational, recreational and shopping facilities.

The beautiful surrounding area provides walks and other country pursuits with Hadrian's Wall country and the Northumberland National Park nearby and the Hadrian's Wall Cycleway from which to enjoy the spectacular countryside. The Lake District is also easy to reach.

For the commuter the A69 provides excellent access to Newcastle to the east and Carlisle to the west, with onward access to the A1 and M6 respectively. Newcastle International Airport is also easily accessible. The rail station at Haydon Bridge provides regular cross-country services, which in turn link to other main line services to major UK cities north and south. There is also a bus service to Carlisle and Newcastle which runs through the village.



Floor Plans



Total area: approx. 257.3 sq. metres (2769.5 sq. feet)

Directions

From the centre of Haydon Bridge, head north up North Bank.
Continue on this road, bearing right at the top of the hill onto Tofts Bank, then take the next left turn onto Heugh House Lane.
After 150m the entrance to Highfield is on the right-hand side through a gated entrance.

Google Maps

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Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Services

Mains electricity, water and drainage. LPG central heating.

Postcode

NE47 6ND

Council Tax

Band F

EPC

Rating F

Tenure

Freehold

Viewings Strictly by Appointment

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