

The Mill

RIDING MILL | NORTHUMBERLAND



FINEST
PROPERTIES



An appealing historic former water mill set right at the
heart of picturesque Northumbrian village life

Corbridge 2.9 miles | Hexham 6.3 miles | Newcastle International Airport 15.2 miles
Newcastle City Centre 17.5 miles



Accommodation in Brief

Ground Floor

Entrance Hall | Dining Room | Kitchen | Two Bedrooms | Shower Room

First Floor

Sitting Room | Kitchen | Shower Room

Second Floor

Four Bedrooms | Bathroom

Externally

Driveway | Detached Garage | Patio | Lawn | Greenhouse

Double Stable Block







The Property

Located in the centre of pretty and desirable Riding Mill, The Mill is a fantastic opportunity to own a piece of Northumbrian history, believed to date back to the sixteenth century. Arranged over three floors, The Mill is bursting with original features of the working mill, both inside and out, such as exposed wooden ceiling beams, stone walls and even cogs and a section of the old water wheel. The layout of the ground floor lends itself perfectly to the creation of an annexe with independent access for family members or an Airbnb.

On the ground floor, an entrance hall with a handy downstairs shower room and plenty of built-in storage, including access to a cellar space, leads through a beautiful stained glass door into a spacious dining room with wooden ceiling beams, exposed stone wall nook and a feature fireplace with electric wood burner style stove. The dining room opens into a smart breakfasting kitchen complete with electric range cooker with electric hob, integrated dishwasher and washing machine, double sink and space for a fridge/freezer. A door leads directly into the garden. Two bedrooms, one with built-in storage and loft hatch, are located further down the hall, opposite double doors to outside. This floor offers a huge range of possibilities for family living or as a potential income opportunity.

The elegant sitting room on the first floor enjoys light streaming in through four windows, and delightful decorative plasterwork. A further breakfasting kitchen sits off the sitting room with a good range of wall and floor units and space for appliances such as an electric oven and hob, fridge/freezer and dishwasher or washing machine. A shower room with separate WC is located at the foot of the stairs up to the second floor and the main sleeping quarters.

The second floor features a large landing opening into four good sized, well-presented bedrooms with plenty of built-in storage and including access to a partly-boarded loft space with Velux window, and a family bathroom with shower attachment on the bath.



Externally

A gated driveway runs beside The Mill, leading to a detached triple garage with power, lighting and water supply, and parking. There is patio space and a lawn to the rear, providing private, peaceful spots to relax or entertain. There are also currently a greenhouse and a stable block with power and lighting, which are ideal for storage or the green-fingered, but could also be reconfigured or removed to maximise outside space.

Local Information

Riding Mill is a popular commuter village in the Tyne Valley. The village offers a good range of local amenities including the Wellington Hotel public house, two active village halls, churches for various denominations, an extensive selection of clubs and societies and a tennis club.

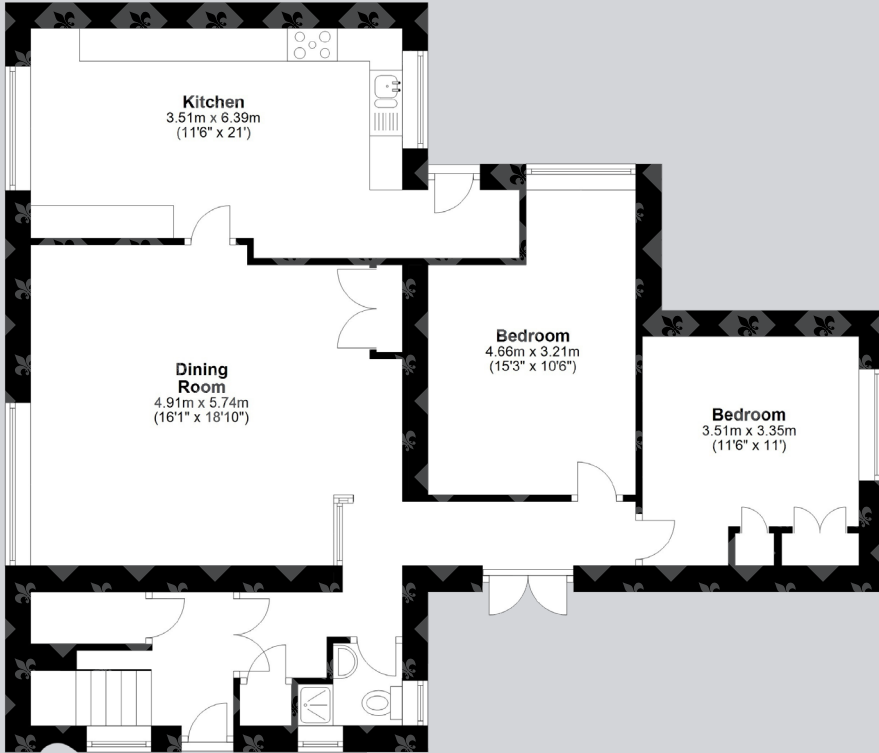
The nearby historic village of Corbridge offers day-to-day amenities with a wide variety of shops, restaurants, inns, doctor and dentist surgeries, community services and a garage, while nearby Matfen Hall, Close House and Slaley Hall offer excellent leisure facilities. The attractive, bustling market town of Hexham offers a full range of essential amenities and hospitality options.

For schooling, there is a First School in the village, an excellent Middle School in Corbridge and senior schooling is offered in Hexham. There are also excellent private schools in the vicinity with Mowden Hall Preparatory School just outside Corbridge that provides education from nursery up to 13 years together with a selection of day schools in Newcastle.

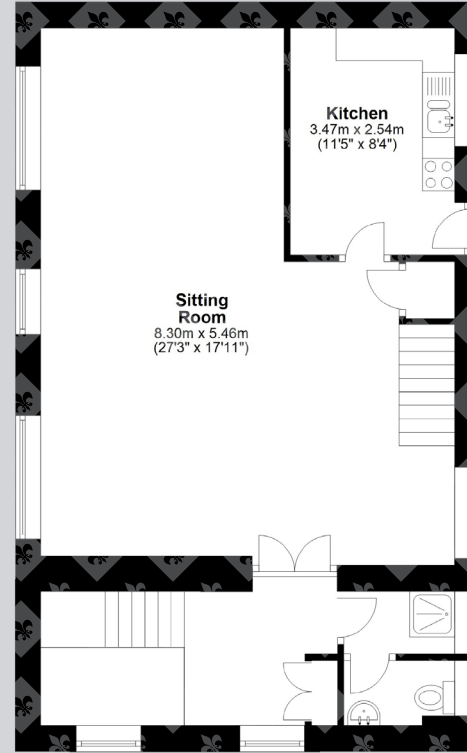
For the commuter, the A69 provides excellent access to Newcastle to the east and Carlisle to the west and onward access to the A1 and M6. The rail station in Riding Mill provides regular cross-country services to Newcastle and Carlisle, where connecting main line services are available to major UK cities north and south. Newcastle International Airport is also within easy reach.



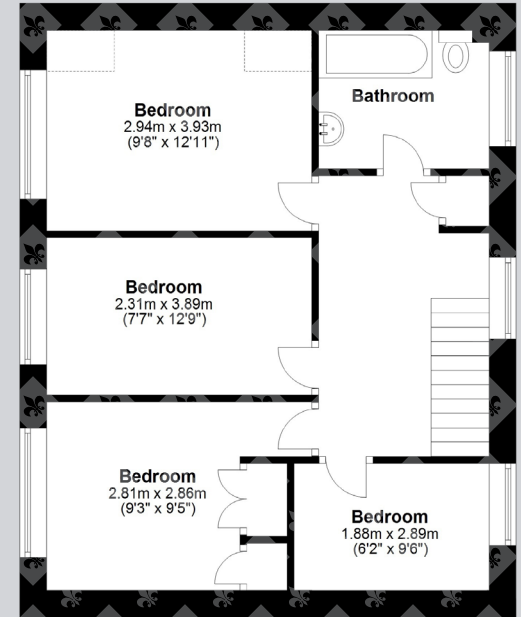
Floor Plans



Ground Floor



First Floor



Second Floor

Total area: approx. 207.4 sq. metres (2232.3 sq. feet)

Directions

From Corbridge take the B6321 out of the village going over the River Tyne, at the roundabout take the first exit onto Station Road (B6529). Follow this road onto Tinkler's Bank (A695) and continue for approximately 2.1 miles towards Riding Mill. Proceed into Riding Mill and access to The Mill is the private entrance on the right, immediately opposite The Wellington Pub.

Google Maps

what3words



///facelift.crown.crawler

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, gas and water. Gas fired central heating.

Postcode

Council Tax

EPC

Tenure

NE44 6DG

Band G

Rating D

Freehold

Viewings Strictly by Appointment

T: 01434 622234

E: corbridge@finestgroup.co.uk





Finest Properties

15 Market Place | Corbridge | Northumberland | NE45 5AW

01434 622234

corbridge@finestgroup.co.uk

finestproperties.co.uk

*Specialists in the marketing
of distinctive property*

IMPORTANT INFORMATION Finest Properties, for themselves and for the Vendors and Lessors of this property whose Agents they are give notice that: (1) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) No person in the employment of Finest Properties, has any authority to make or give any representation or warranty whatever in relation to this property.