

Brooms Lea Cottage

BROOMS LANE | LEADGATE | CONSETT | COUNTY DURHAM



FINEST
PROPERTIES



An attractive stone-built detached home,
beautifully presented and with gardens & paddock,
set in rolling open countryside

Durham City Centre 12.4 miles | Newcastle City Centre 12.4 miles | Corbridge 15.9 miles
Newcastle International Airport 16.1 miles | Hexham 21.6 miles





Accommodation in Brief

Ground Floor

Entrance Hall | Family Room | Sitting Room | Kitchen/Dining Room
Store | Bathroom | Principal Bedroom with En-suite Shower Room
Further Bedroom

First Floor

Two Further Bedrooms with Potential En-suites/Walk-in Wardrobes

Externally

Driveway | Stable Block | Patio | Summerhouse | Paddock
Hen House & Run







The Property

Brooms Lea Cottage is a beautiful stone-built rural home, recently renovated to a high standard to create a luxury family home with flexible space to suit a variety of buyers and lifestyles.

An interesting corner porch provides an excellent entrance into a light, open reception room with a variety of uses from family room to play room or study. Off to the left is a beautiful, sunny sitting room where the vaulted ceiling, bay window, glazed French doors out onto the patio and glazed double doors into the kitchen/dining room give a fantastic open plan living feel, yet with the option of closing spaces off for more privacy. A brick inglenook fireplace and stone hearth with multifuel burning stove adds a wonderful homely feature. The stunning kitchen is beautifully appointed with integrated appliances including electric oven and hob, and dishwasher, promontory breakfast bar, space for a large American style fridge/freezer and a large dining table and chairs. This is the ultimate space for entertaining. A large store room or pantry to the rear of the kitchen is a fantastic bonus and a stable style door to the outside is used as the informal entrance on a daily basis.

To the other side of the family room is a door to the rest of the house, nicely dividing the living rooms from the sleeping accommodation. The dual aspect principal bedroom is located at the far end of the hall, enjoying privacy from the rest of the house. It has a smart tasteful en-suite shower room with double width walk-in shower and rainfall head. A gorgeous, pristine, white bathroom with modern free-standing bath serves the further bedroom on the ground floor.

An elegant bespoke oak staircase curves up from the hall which has room for a seating area or desk, and the first floor houses two light, bright eaves bedrooms, both with rooms off them that have potential to be walk-in wardrobes and also have plumbing for en-suites.



Externally

Approached via paved drive with an abundance of parking, Brooms Lea Cottage offers expansive lawns and a sectioned off paddock with a hen house and run. Beside the house is a patio, ideal for outdoor dining and entertaining whilst enjoying the idyllic countryside views. A stable block provides excellent storage for gardening equipment and a wooden summer house to the rear would make a great children's play house. Brooms Lea Cottage covers approximately 1.31 acres all together.





Local Information

Consett is a thriving town offering schools, several supermarkets, large stores and professional services. Nearby Shotley Bridge is an appealing and convenient village, sitting in the Derwent Valley on the County Durham and Northumberland Border. It offers a range of local amenities such as post office, shops, restaurant, public houses and primary school. Durham and Hexham provide more comprehensive services with excellent schooling, hospitals and a further choice of shops and eateries. For commuters the A1, A69, Newcastle Airport and City Centre are all extremely accessible.

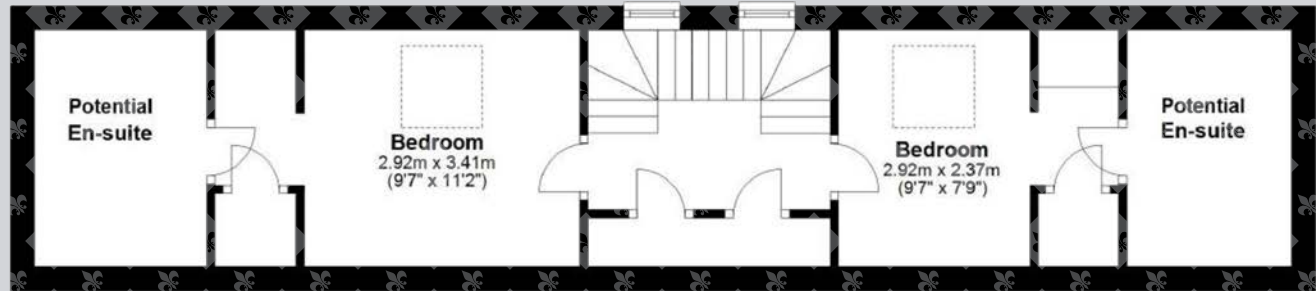


Floor Plans

Ground Floor



First Floor



Total area: approx. 189.3 sq. metres (2037.2 sq. feet)

Directions

From Corbridge and the A69, head south on the A68 and continue over the Broomhaugh roundabout. Take the next turning on the left signposted Whittonstall/Broomley and Wheelbirks Parlour. Follow this road through Broomley and sharply round to the right. Continue for 5.2 miles on the B6309 into Ebchester, turn right at the junction with the A694, then immediately left, back onto the B6309 and continue for a further 1.6 miles. Go past the Corbridge Road Garage on the lefthand side and take the next left turning, signposted for Medomsley/Newcastle. Turn right onto Pont Road, go straight over (second exit) at the roundabout onto Brooms Lane and turn right up the first drive on the right. Brooms Lea Cottage is the property at the very end.

From Newcastle head south on the A1 and take the slip road, following the A694 towards Consett. Continue along the A694 for 8.8 miles, passing through Rowlands Gill, Hamsterley Mill and Hamsterley, before reaching Ebchester. Turn left onto the B6309 and continue for a further 1.6 miles. Go past the Corbridge Road Garage on the lefthand side and take the next left turning, signposted for Medomsley/Newcastle. Turn right onto Pont Road, go straight over (second exit) at the roundabout onto Brooms Lane and turn right up the first drive on the right. Brooms Lea Cottage is the property at the very end.

Google Maps

what3words



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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 and water. Drainage to septic tank. Oil fired central heating.

Postcode

Council Tax

EPC

Tenure

DH8 7SP

Band E

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

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