

Near Whittonstall | Northumberland

The Courtyard





Accommodation in Brief

Ground Floor

Entrance Hall | Utility Room | Open Plan Kitchen/Dining/Living Space
Bathroom | Shower Room | Four Bedrooms

External

Courtyard space to both front and rear of the property





The Property

The Courtyard provides a welcoming and spacious home with vaulted ceilings throughout. Full of character and charm the property is beautifully finished, with well-proportioned accommodation. From the entrance hall the large kitchen/diner provides a sleek and modern space ideal for entertaining and features two original stone byre arches that open out onto the private courtyard. Exposed wooden beams and light flooding through the velux windows allow the space to blend seamlessly with the lounge area with a traditional multifuel log burner and ceiling height flue making this an impressive, yet warm and welcoming space.

The principal bedroom is situated at the end of the hallway with an adjacent shower/steam room. The three remaining bedrooms are all situated along the hallway. Bedroom two is complimented by a single door providing access to the private courtyard garden. All rooms have velux windows and beams providing roomy yet cosy spaces to relax in.









Externally

To the north and south there are patios offering sheltered outdoor dining space and all day sun. In addition to the patio on the south side there is also a gravelled courtyard with a rockery and mature trees and shrubs to the southern border. Both of these spaces offer low maintenance. There may be an opportunity to purchase 3 acres of land under separate negotiation.

Local Information

The Courtyard is a detached dwelling within the Newlands Grange Estate along with several other properties. The estate is set amidst glorious open countryside a short distance from Whittonstall, a small village which nestles on the southern edge of Northumberland and has an excellent primary school and award winning traditional village pub. The surrounding area is ideal for the outdoor enthusiast with sailing, fishing and other watersports at Derwent Reservoir and championship golf course and spa facilities at Sleafy Hall. The attractive village of Shotley Bridge, on the River Derwent, is also nearby and offers a range of local amenities including shops, restaurants and pubs. Both Corbridge and Hexham are within easy reach and offer a further selection of services including artisan shops, delicatessens, supermarkets, restaurants, doctors' and dentists' surgeries, a hospital, sports facilities and a range of professional services. Newcastle and Durham city centres are not far away and provide comprehensive cultural, educational, recreational and shopping facilities.

For schooling, there is an outstanding First School in Whittonstall, which feeds into Corbridge Middle School while secondary schooling is offered at Hexham High School with further schools available in Stocksfield, Prudhoe and Ebchester. In addition, Mowden Hall Preparatory School is situated just outside Corbridge and provides private education from nursery up to 13 years. There are several private day schools in Newcastle with school transport offered from Brocksbushes Farm Shop and also in Durham.

For the commuter the A68 and A69 give excellent access to Newcastle to the east, Durham to the south east and Carlisle to the west. There are railway stations in Stocksfield, Riding Mill and Corbridge which provide services to Newcastle and Carlisle where connecting main line rail services are available to major UK cities north and south. Newcastle International Airport is also easily accessible.



Floor Plans



Ground Floor

Total area: approx. 144.9 sq. metre (1560.1 sq. feet)

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, oil, water and private sewerage system.

Postcode

DH8 9LH

Council Tax

Band E

EPC

Rating C

Tenure

Freehold

Viewings Strictly by Appointment

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PROPERTIES

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