

The Old School

CATTON | HEXHAM | NORTHUMBERLAND



FINEST
PROPERTIES



A charming converted school featuring a beautiful garden, versatile annexe, and multiple outbuildings

Allendale 1.7 miles | Haydon Bridge 5.6 miles | Hexham 8.8 miles | Corbridge 12.5 miles
Newcastle International Airport 30.2 miles | Newcastle City Centre 33.0 miles





Accommodation in Brief

Entrance Hall | WC | Sitting Room | Utility Room | Kitchen
Dining Room | Conservatory |

Four Bedrooms | Two Bathrooms

Annexe

Sitting Room | Kitchen | Bedroom | Bathroom | Conservatory







The Property

Set against a scenic backdrop of picturesque countryside, 'The Old School' is a captivating stone-built property originally constructed in 1879 as a Victorian-era school. This unique home beautifully showcases delightful character features alongside modern amenities, situated in a tranquil setting with a south-facing garden and various outbuildings. The property includes a spacious main house, a versatile one-bedroom annexe, and ample scope for further development.

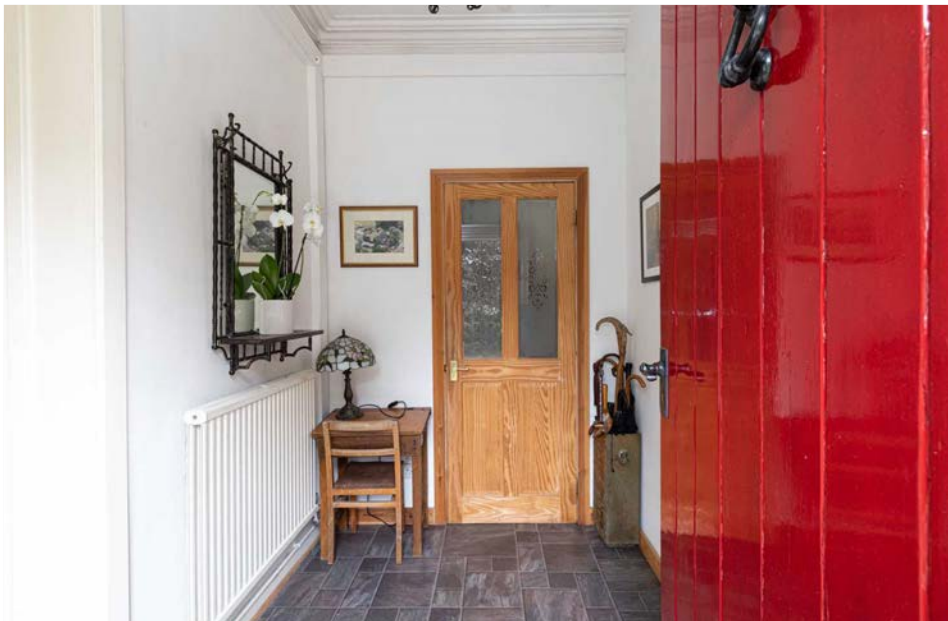
Entering through the entrance hall, you are greeted by a superbly spacious and inviting sitting room, which boasts original wooden floors and beams, reflecting the property's storied past. A lovely stone fire surround serves as a focal point and houses a multi-fuel stove. The dining room and adjoining conservatory provide ample space for entertaining and family gatherings, with large windows that flood the rooms with natural light and offer beautiful views of the garden.

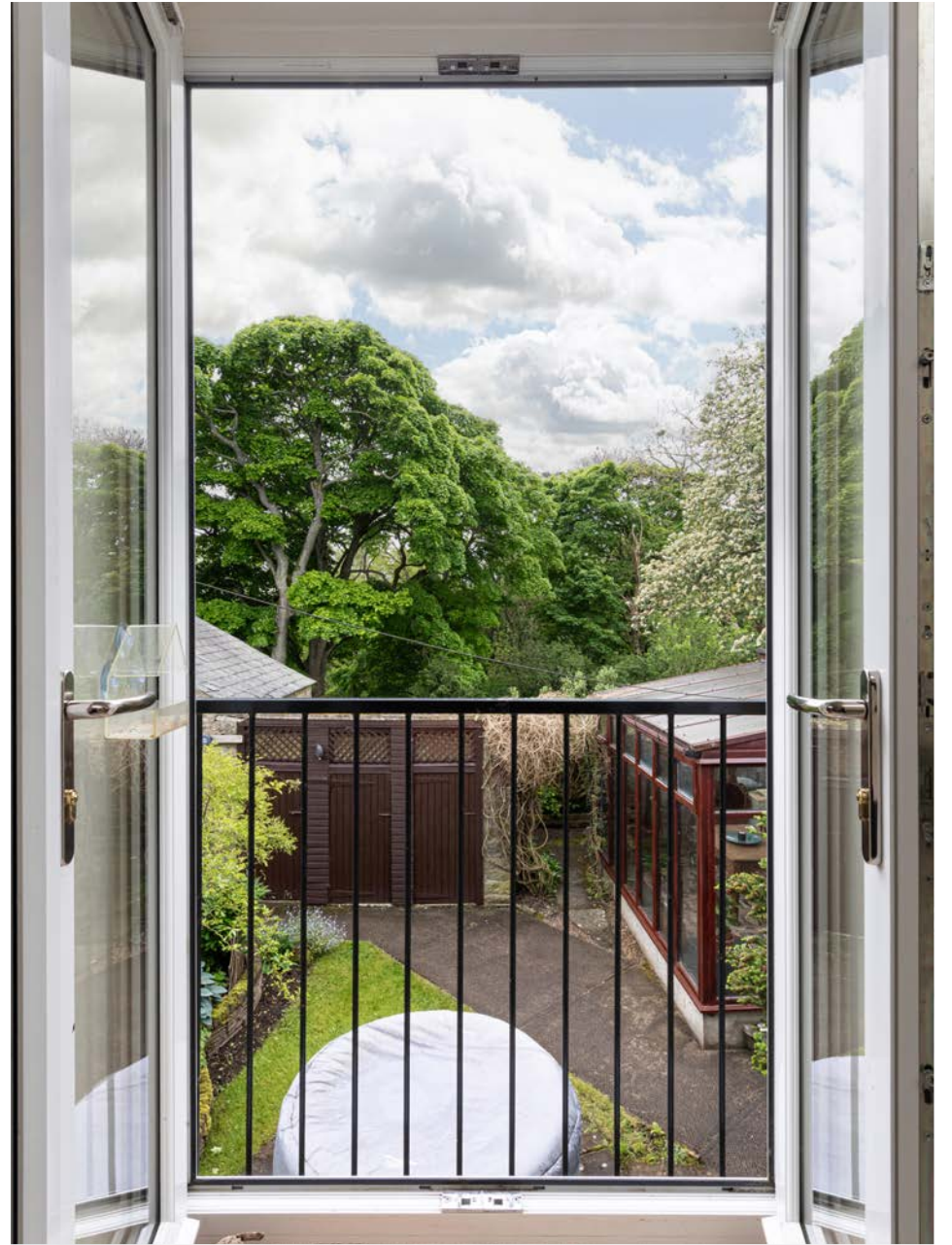
The kitchen is well equipped with integrated modern appliances. Adjacent to the kitchen, the utility room provides additional storage and functionality, while a convenient WC is located nearby.

Ascending to the first floor, the property features four well-appointed bedrooms, each showcasing unique architectural details such as a Juliet balcony and a quaint circular window. Two large family bathrooms service the four bedrooms, providing ample comfort and convenience.

Annexe

The property includes a one-bedroom annexe with its own sitting room, kitchen, bathroom, and conservatory. This space is perfect for use as a guest suite, home office, Airbnb rental, or family accommodation, offering flexibility to suit your needs.













Externally

The south-facing main garden is surrounded by a traditional stone wall, offering privacy and attractive views. The gardens, which extend to all sides of the property, feature well-maintained lawns, mature trees, a variety of shrubs and herbaceous plants, and a patio area. A pergola adds a charming touch to the outdoor space. Ample parking is available, along with a Pod Point electric vehicle charging unit and a Lazy Spa hot tub for added convenience and luxury.

Additionally, there are various stone outbuildings that provide further storage and potential for development, whether for additional living space, workshops, or recreational areas.





Local Information

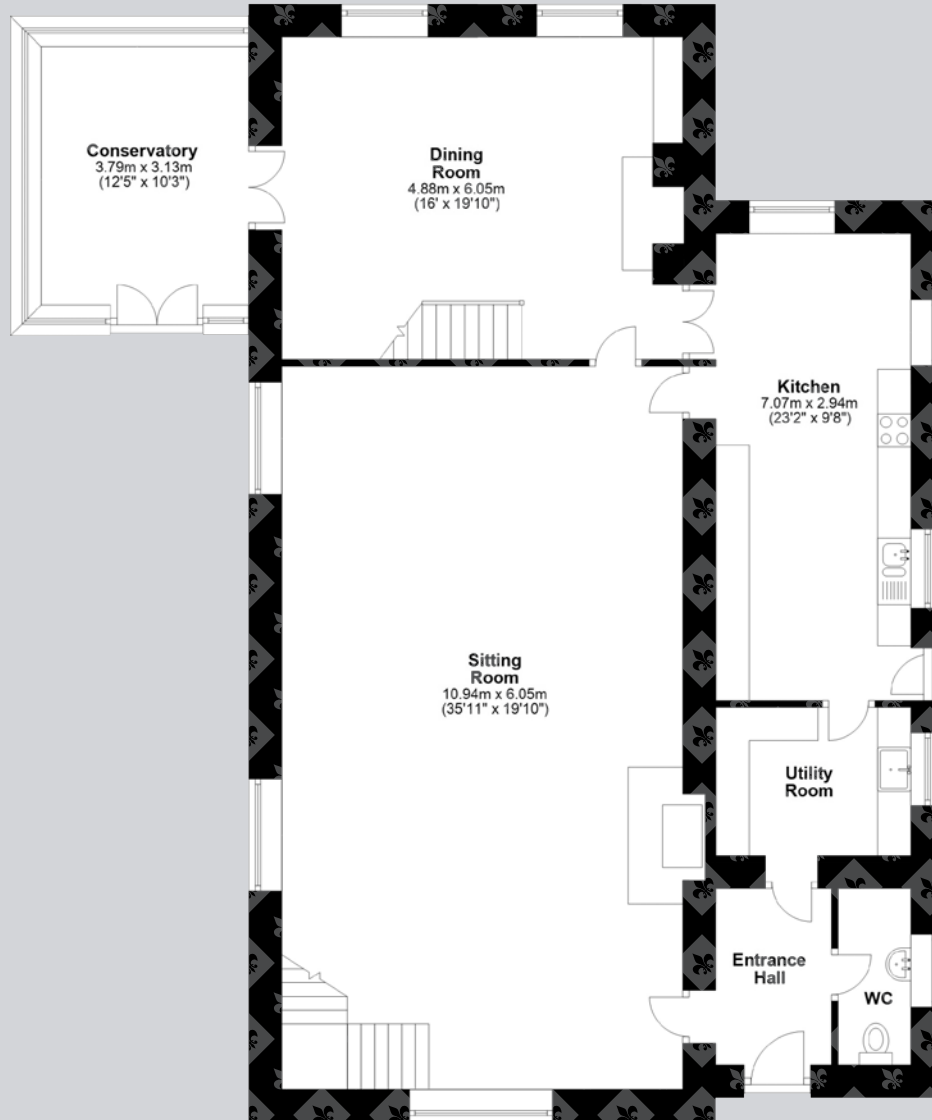
Catton is a small village set in the peaceful Allendale valley within the North Pennines Area of Outstanding Natural Beauty (AONB). The beautiful surrounding area is ideal for the outdoor enthusiast with walking, cycling and nature on the doorstep. The C2C cycle route and the Pennine Way are both nearby. Nearby Allendale Town offers everyday amenities including health centre, post office, supermarket, tea rooms, butcher and pubs. Hexham provides several supermarkets, a good range of shops and eateries, leisure facilities, cinema, professional services and a hospital.

For schooling there is a primary school in Allendale while senior schooling is offered at Haydon Bridge High School and the well-regarded Queen Elizabeth High School in Hexham. In addition, Mowden Hall Prep School is just outside Corbridge, together with several private day schools in Newcastle.

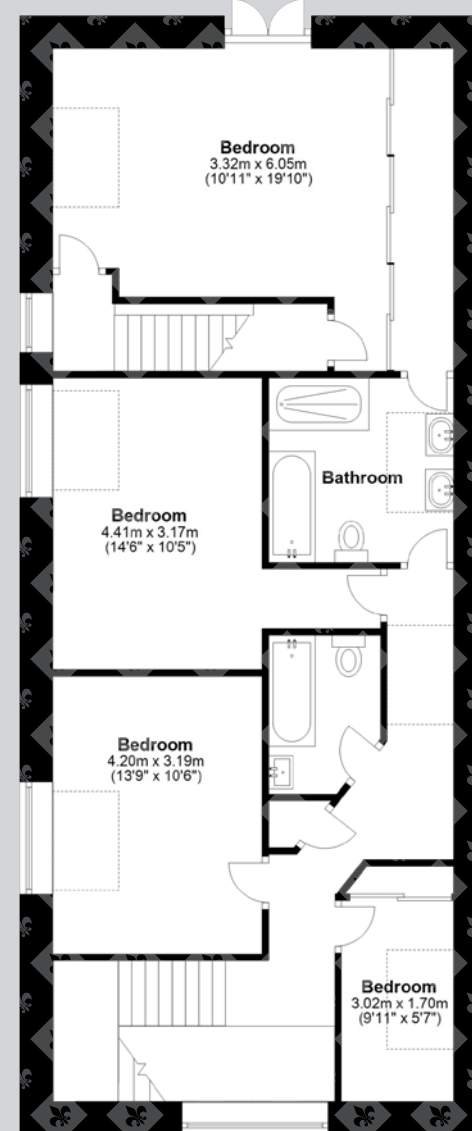
For the commuter, the A69 provides excellent access to Newcastle in the east and Carlisle in the west, while the A1 and M6 are also within easy reach for access north and south to other regional centres. There is a rail station at Hexham which provides regular cross country services and in turn links to other main line services to major UK cities north and south. Newcastle International Airport is also very accessible.



Floor Plans

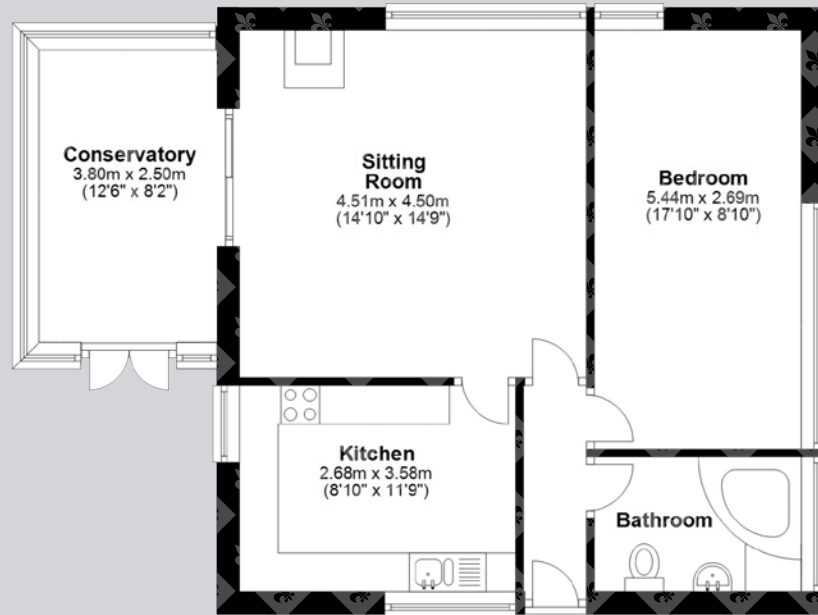


Ground Floor

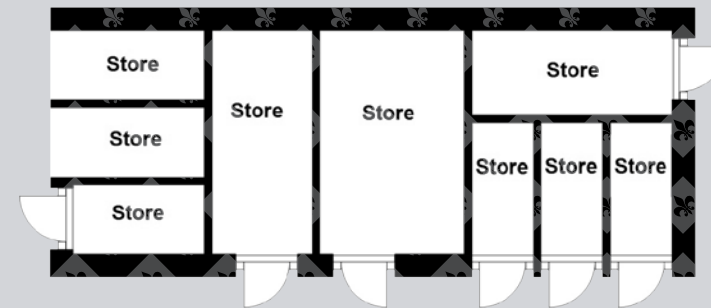


First Floor

Total area: approx. 246.9 sq. metres (2657.1 sq. feet)



The Annexe
Total area: approx. 63.0 sq. metres (678.4 sq. feet)



Outbuildings
Total area: approx. 22.5 sq. metres (242.5 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, water and drainage. Oil-fired central heating.

Postcode

NE47 9QR

Council Tax

Band E

EPC

Rating F

Tenure

Freehold

Viewings Strictly by Appointment

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