

High Park House

WEST WOODBURN | HEXHAMM | NORTHUMBERLAND



FINEST
PROPERTIES



An idyllic stone-built rural house, surrounded by
vast green pastures on the outskirts of
Northumberland National Park

Bellingham 5.0 miles | Corbridge 15.8 miles | Hexham 21.6 miles
Newcastle International Airport 23.5 miles | Newcastle City Centre 32.1 miles | Jedburgh 29.9 miles





Accommodation in Brief

Main House

Ground Floor

Entrance Hall | Living Room | Sitting Room | Kitchen
Utility Room | WC | Garden Room

First Floor

Principal Bedroom with Ensuite
Guest Bedroom with Ensuite
Two Further Bedrooms | Bathroom

Studio

Ground Floor

Hobby Room | Three Store Rooms

First Floor

Open-Plan Studio | Ensuite







The Property

High Park House offers an authentic taste of true countryside living. Built with Northumbrian stone from the local area, this two-storey, detached property boasts picturesque views from all four aspects and is flooded with natural light. The house has been extended by the current owners to create two additional bathrooms, a separate utility and a wrap-around sun/garden room, updated and maintained sympathetically in keeping with the original features. Further renovations were undertaken in subsequent years to rebuild the garage externally, converting it into a spacious, open-plan workshop with a studio to the first floor.

Inside, the generous hallway benefits from plenty of natural light thanks to a glass panel door. From here there are two spacious living areas, comprising a sitting room and separate living space. Both boast a plethora of period features such as picture rails, sash windows and stone fire surrounds with multifuel stoves.

From the hallway, a spacious kitchen can be found at the rear, fitted with traditional cabinetry to the lower and upper walls, providing plenty of storage space as well as open shelving. Here, an Esse oil-fired range cooker plus electric add-on serves as a focal point, beautifully framed by a stone chimney breast above. Tongue-and-groove panelling and a comfy window seat add to room's charm.

Adjacent to this, an L-shaped garden room wraps around the house, offering an abundance of light throughout the day thanks to wall-to-wall windows and doors. A separate utility room, adjoining WC and store cupboard in the hallway complete the ground floor walk-through.

Ascending to the first floor, the principal bedroom features built-in wardrobes and an ensuite. Three further bedrooms feature, one of which features an ensuite and the remaining two serviced by the family bathroom.

In addition to the main house is a converted garage. What was once a simple storage building has been transformed into an open-plan workshop and studio living quarters – ideal overflow accommodation for family and friends – complete with full plumbing and electrics throughout as well underfloor as heating upstairs. In the studio itself, the current owners have installed light-maximising Velux windows, an LPG log effect stove and a separate ensuite, making this a fully-functioning space in its own right.









Externally

Set in rural Northumberland – a short drive from Bellingham and Otterburn – High Park House is surrounded by open fields and the rolling British countryside, with local highlights including Northumberland National Park and Kielder Forest just a stone's throw away. A south-facing front garden, mostly laid to lawn and nestled within stone-built boundary walls acts as the perfect spot for private relaxation, while a paved patio area to the rear means prospective buyers can enjoy al-fresco dining and entertaining.





Local Information

West Woodburn has an active local community and offers a village shop/ Post Office and a traditional country pub. The beautiful surrounding area provides walks and other country pursuits and the area is a haven for wildlife, much of which can be enjoyed from the garden.

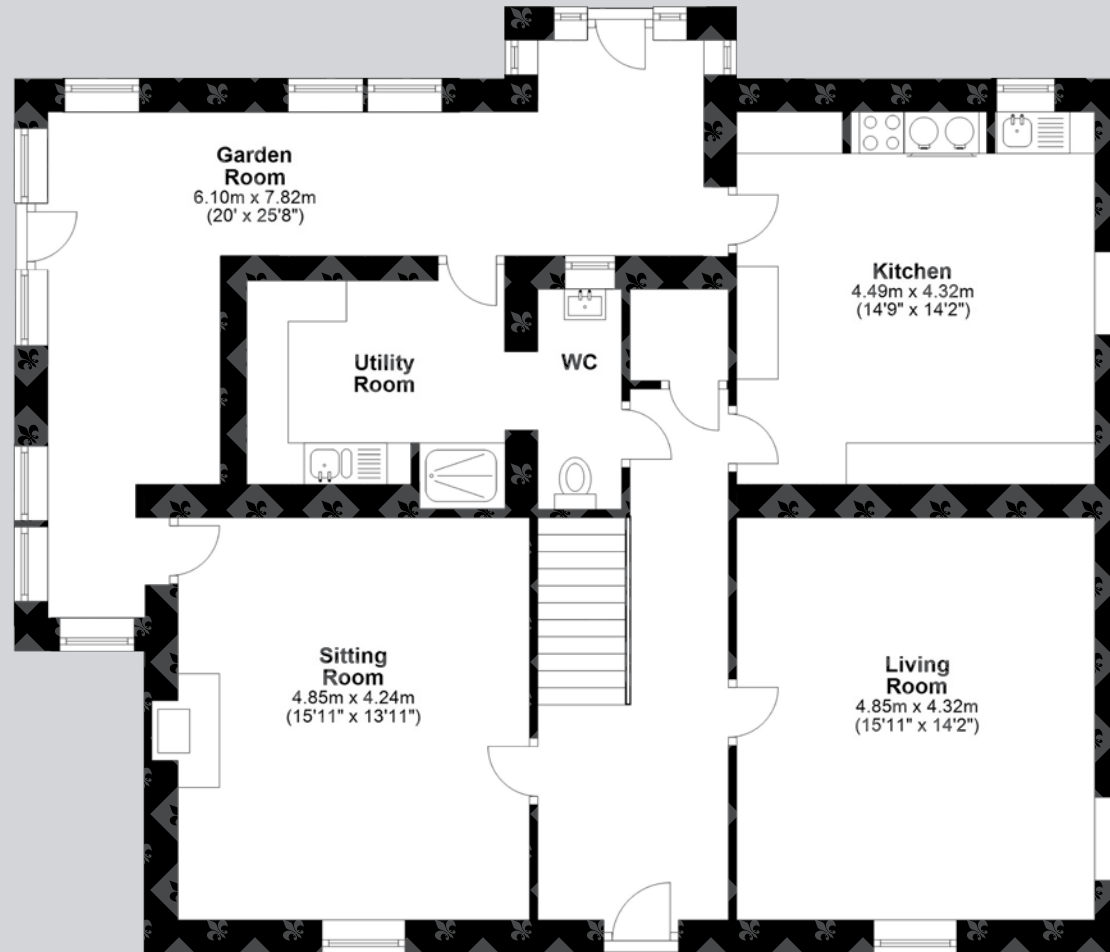
The Northumberland International Dark Sky Park and the Northumberland National Park are nearby and the surrounding countryside offers excellent walks and cycling; Kielder Water and Forest Park, which is also within easy reach.

The thriving village of Bellingham offers everyday amenities with a variety of shops, post office, cafés, heritage centre, several pubs together with a family-run hotel and an excellent 18-hole golf course. Hexham provides a wider range of local retail, educational and professional services together with a hospital.

For schooling, there is a First School in Otterburn, while Bellingham offers a Primary School, Middle School and Sports College. Senior schools are available in Hexham and Haydon Bridge with several private day schools in Newcastle.

For the commuter the A68 and A69 provide excellent access to Newcastle in the east and Carlisle in the west, and onward access to the A1 and M6; the A68 also offers excellent links to the north. The railway stations at Hexham and Corbridge provide regular cross-country services to both Newcastle and Carlisle, which in turn link to main line services to other major UK cities north and south. Newcastle International Airport is also within easy reach.

Floor Plans



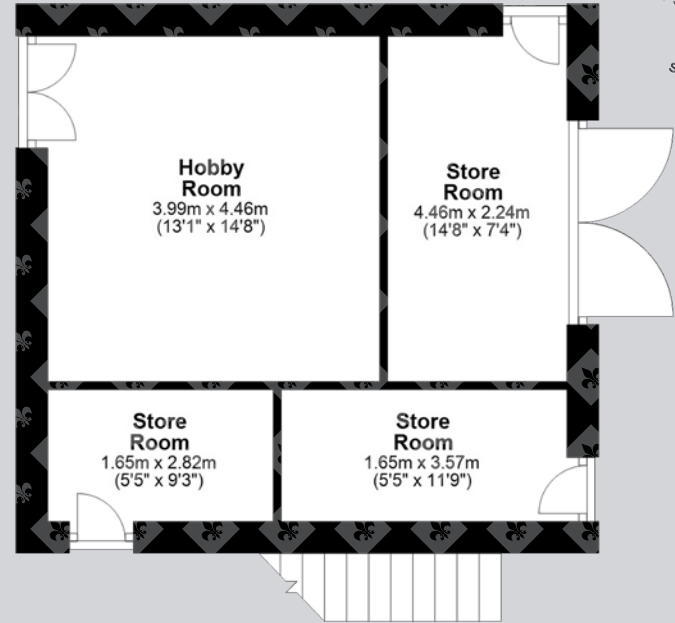
Ground Floor

Total area: approx. 303.6 sq. metres (3268.0 sq. feet)

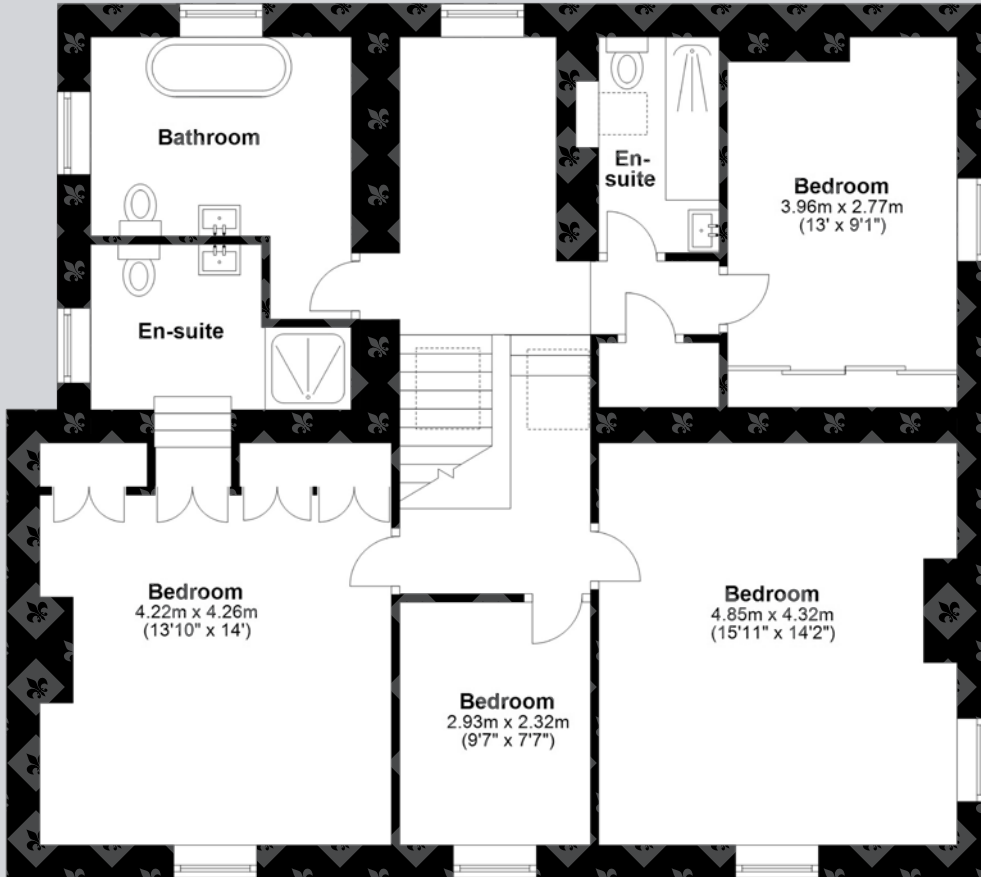
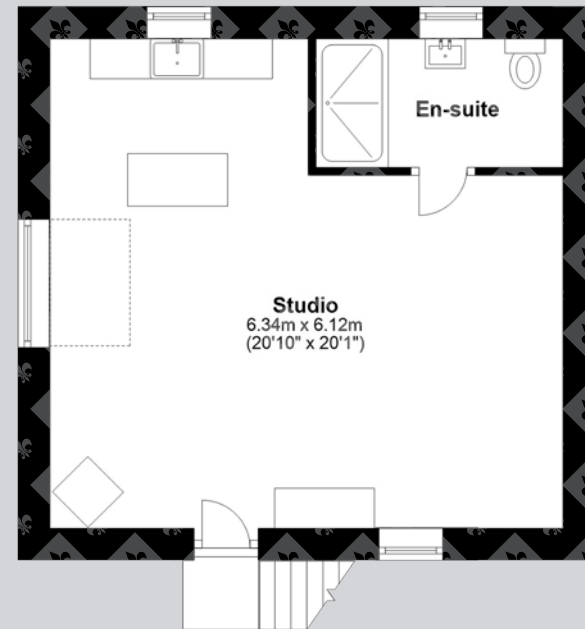
Floor Plans



Studio - Ground Floor



Studio - First Floor



Second Floor

Total area: approx. 303.6 sq. metres (3268.0 sq. feet)

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 and water, draining to septic tank. Oil-fired central heating in main house, LPG heating in Studio.

Postcode

NE48 2RA

Council Tax

Band F

EPC

Rating D

Tenure

Freehold

Viewings Strictly by Appointment

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