

Stamford House

HAWKWELL | STAMFORDHAM | NORTHUMBERLAND



A striking and modern country house of high
specification with generous gardens and grounds

Stamfordham 0.2 miles | Ponteland 6.3 miles | Corbridge 8.9 miles | Hexham 13.1 miles
Newcastle Airport 7.8 miles | Newcastle City Centre 13.4 miles





Accommodation in Brief

Ground Floor

Entrance Hall | WC | Office | Kitchen/Family/Dining Room
Utility Room | Sitting Room | Garden Room

First Floor

Principal Bedroom with Dressing Room and En-Suite
Bedroom Two with En-Suite | Bedroom Three with En-Suite
Two Further Bedrooms | Family Bathroom | Storage Cupboard

Externally

Double Garage









The Property

Located in the secluded hamlet of Hawkwell, Stamford House is an elegant country house set within approximately 1 acre of expansive grounds. Surrounded by picturesque countryside, this detached home offers a tranquil rural retreat while being conveniently positioned on the outskirts of the historic village of Stamfordham with a range of amenities. With excellent commuter access, Stamford House is perfectly situated for those who work in the city but desire the peace and charm of a quieter, suburban lifestyle.

The property is thoughtfully designed with accessibility in mind, featuring a discreet wheelchair ramp at the front entrance and a lift within the porch, ensuring seamless movement throughout the home.

Inside, the main living areas are generously sized and beautifully appointed, showcasing a stylish and contemporary interior. The grand entrance portico, constructed from stone, leads into the porch with a convenient cloakroom and a lift to the first floor. Double doors open into the principal entrance hall, which features an impressive wooden staircase with a galleried landing and feature chandelier. The hall provides access to the office, sitting room, WC and through to the open plan living/dining/kitchen. The office features ample storage with substantial built-in cupboards and a custom-designed desk. Floor-to-ceiling windows allows for an abundance of natural light and French doors offer seamless access to the outdoors.

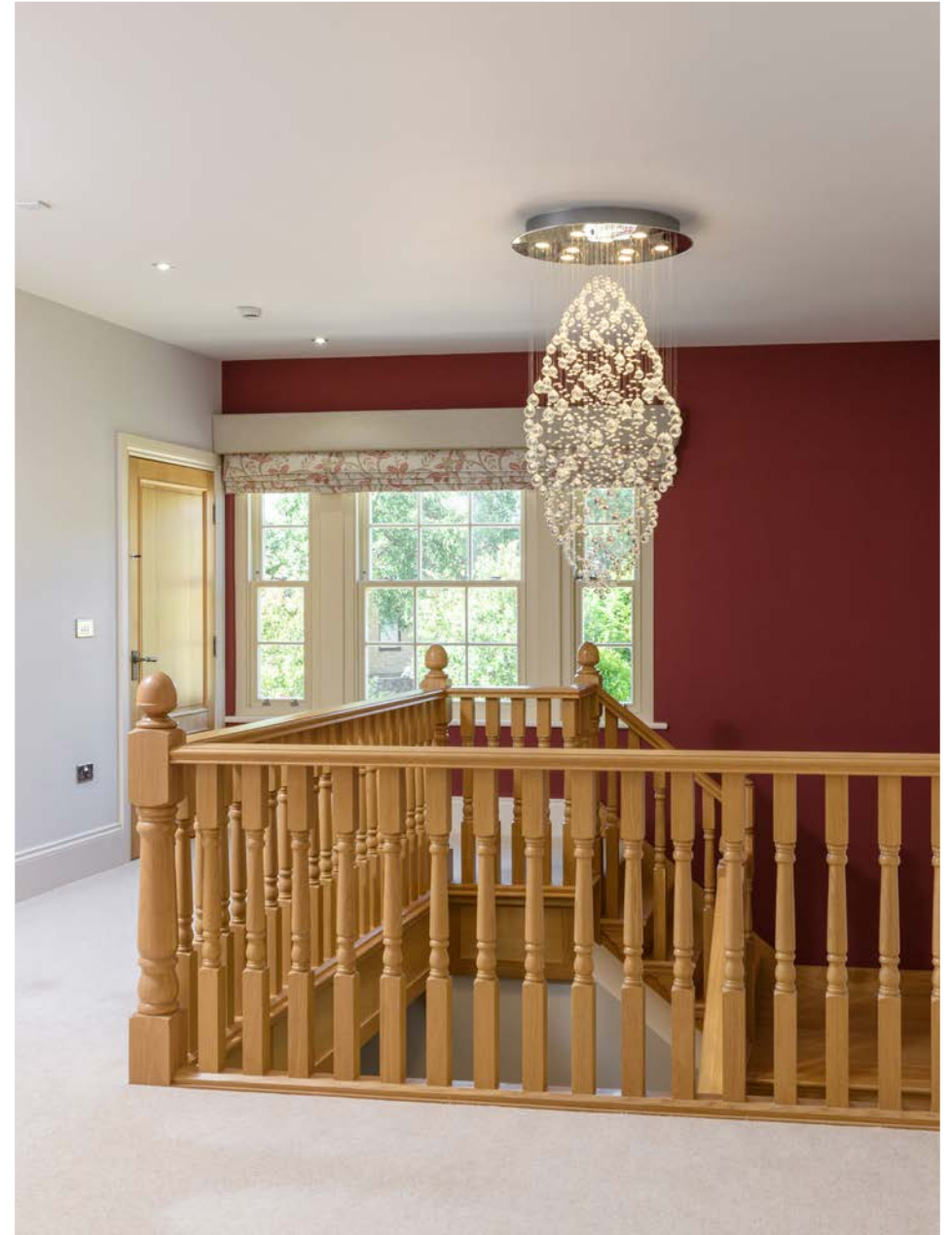
The expansive kitchen has ample space for both a comfortable seating area and a large dining table with chairs, making it a perfect place for family gatherings and entertaining. An impressive inglenook brick fireplace acts as an aesthetic focal point and houses a traditional six door AGA. The well-appointed kitchen boasts cream shaker-style cabinets, granite countertops,



and integrated appliances, including a dishwasher, fridge freezer, and wine cooler. A substantial island adds extra storage, worktop space and includes breakfast bar seating for casual dining. Large, contemporary sash windows and patio doors, complemented by custom Sanderson curtains and blinds, flood the room in natural light. An adjoining utility room adds extra convenience with a classic Belfast sink, additional storage and ample space for a washer and dryer.

The spacious sitting room and garden room benefit from an abundance of windows and each space is thoughtfully arranged to offer inviting, comfortable seating areas for relaxation. The sitting room features a striking stone fireplace, complete with a sleek, contemporary wood burner stove. Both rooms offer delightful views of the south-facing garden and include patio doors for effortless access to the outdoor space.

On the first floor, you are welcomed by a large landing where the lift ascends to. This offers access to a convenient storage cupboard, a beautifully designed family bathroom, and five generously proportioned double bedrooms, each impeccably decorated. All bedrooms are equipped with fitted wardrobes, while the principal bedroom has the added luxury of a separate dressing room. Three of the bedrooms have their own stylish and well-appointed en-suite facilities, with two benefiting from walk-in showers and one offering a luxurious drop-in bathtub set within tasteful tile surround. The remaining two bedrooms are served by the spacious and elegant family bathroom, featuring both a separate shower and a bathtub.









Externally

Externally, Stamford House's expansive gardens perfectly complement the property's impressive appearance. This lush, south-facing retreat is laid to lawn and extends to about 1 acre, featuring mature fruit trees and shrubs. Several outdoor patios provide ample space for al fresco dining and entertainment.

The house is approached via a gravelled driveway, providing off-road parking for multiple vehicles. A detached double garage with automatic doors is designed to accommodate two cars. This space is versatile, with lighting and power, and could be used as a substantial workshop or storage area.





Local Information

Stamford House stands in the picturesque hamlet of Hawkwell on the edge of the much sought after village of Stamfordham. This unspoilt location is situated on a no through road and is a collection of period properties with pretty gardens, enjoying tranquility and privacy. The surrounding area provides walks and other country pursuits with Hadrian's Wall country and the Northumberland National Park nearby.

For schooling there is a High School in Ponteland and in addition Mowden Hall Prep School is just outside Corbridge. The area also benefits from strong public transport links, making it easy for students to commute to schools in the wider Newcastle area.

For the commuter the A69 provides excellent access to Newcastle to the east and Carlisle to the west, with onward access to the A1 and M6 respectively for access to other regional centres. Newcastle International Airport is also easily accessible. The rail station at Wylam provides regular cross country services, which in turn link to other main line services to major UK cities north and south.



Floor Plans



Total area: approx. 429.8 sq. metres (4626.6 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. Oil central heating.
Shared sewage treatment plant with a neighbouring property.

Postcode

NE18 0QT

Council Tax

Band G

EPC

Rating C

Tenure

Freehold

Viewings Strictly by Appointment

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