

# Finest

PROPERTIES

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Sandy Bank | Riding Mill | Northumberland

Juniper House







## Accommodation in Brief

### Ground Floor

Porch | Hall | WC | Sitting Room | Dining Room | Kitchen/Breakfast Room  
Utility Room | Study

### First Floor

Principal Bedroom with En-suite Shower Room | Dressing Room  
Two Further Bedrooms | Family Bathroom

### Externally

Integral Double Garage | Terrace | Lawn





## The Property

Juniper House is an impressive modern detached property occupying a generous private plot in a quiet position within the desirable village of Riding Mill.

A large glazed entrance opens into a spacious, light hallway with wood flooring, wood staircase and a convenient downstairs WC. A dual aspect airy sitting room covers almost the full depth of the property and features an ornate fireplace with wood effect burner in the heath. The dining room is an excellent size and there is also space in the kitchen/breakfast room for a large table and chairs. Sunlight streams into these rooms through big picture windows and creates a lovely homely atmosphere. The kitchen offers a good range of wall and floor units, an island bench with sink, integrated appliances including plenty of space for two large free-standing fridge/freezers. Off the kitchen is a very handy utility room with laundry facilities and a door into the double garage with lighting and power. The terrace to the rear of the house can also be accessed directly from the garage and through the breakfast room. The study to the front of the house is ideal for modern home working or as a play room or third reception room.

To the first floor an open galleried landing provides access to three bedrooms, a dressing room and the family bathroom. The principal bedroom is a peaceful, light room to the rear of the house with beautiful views over the garden, smart en-suite shower room and the added benefit of a separate dressing room with two walls of built-in and fitted storage. Two further double bedrooms are served by a very generous family bathroom with a luxurious bath in the centre of the room and an individual shower cubicle.









## Externally

Juniper House has a landscaped forecourt to the front and access to the garage via electric doors. To the rear with separate side access is a large paved terrace running beyond the full width of the house; perfect for sitting out on to enjoy that sunshine that streams into the house and to entertain in privacy as the rear garden is surrounded by fencing and mature trees. Steps lead from the terrace onto the lawn, which sweeps down to a smaller paved area at the bottom of the garden.

### **Agents Note**

Please note, curtains and carpets pictured in Juniper House will be included in the sale.



## Local Information

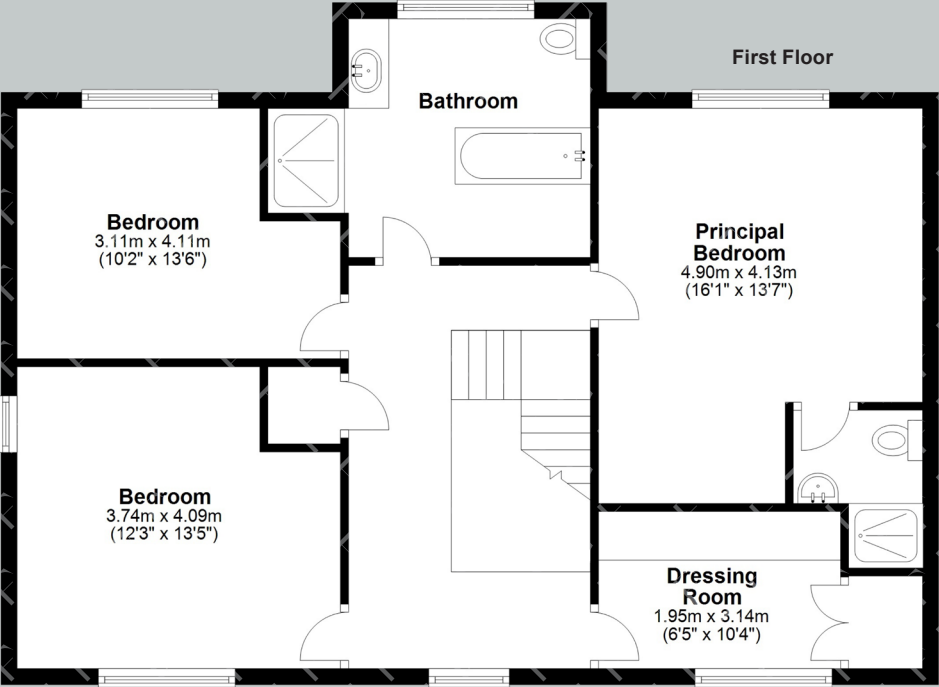
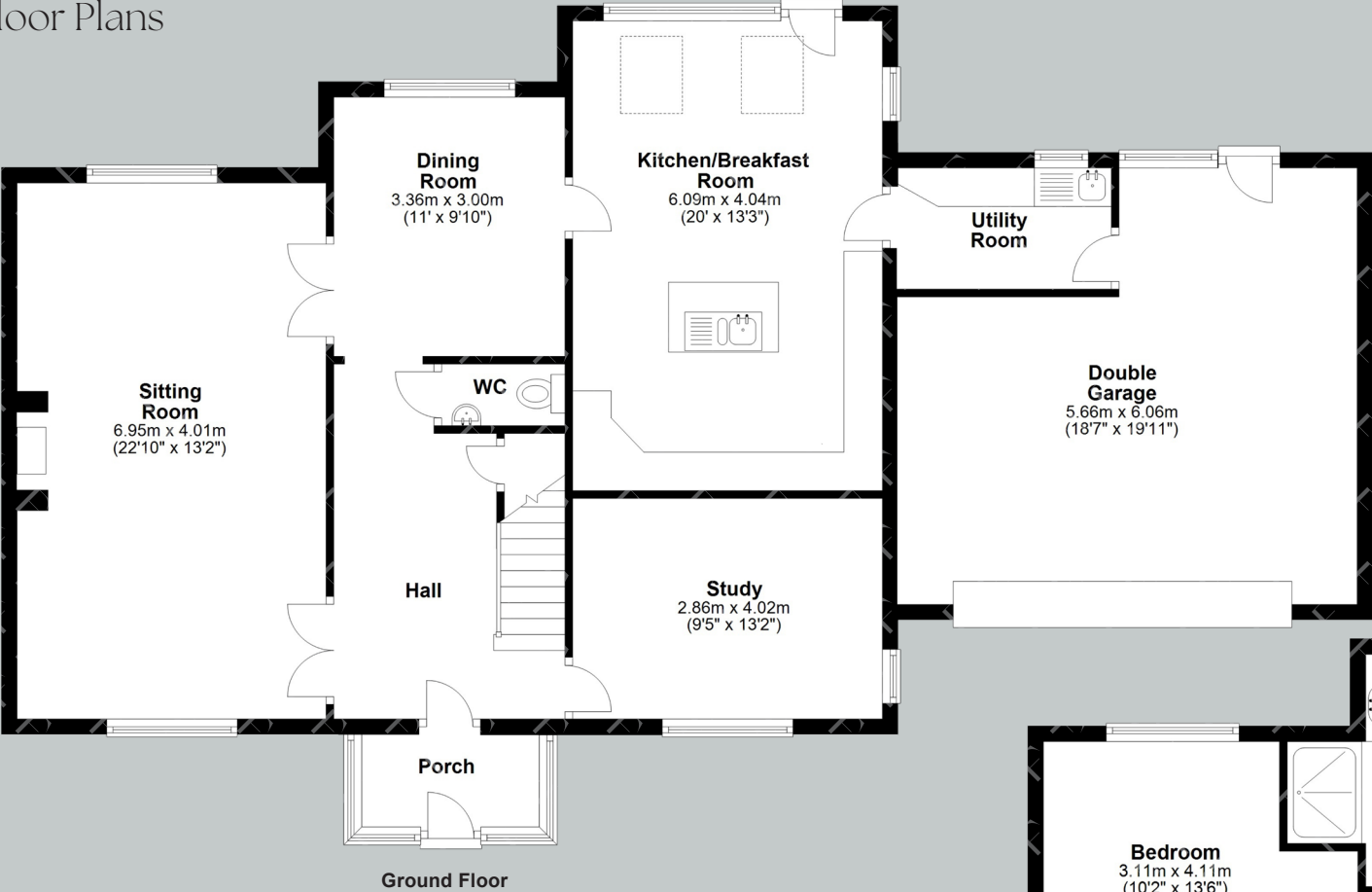
Riding Mill is a popular commuter village in the Tyne Valley. The village offers a good range of local amenities including a public house, two active village halls, churches for various denominations, an extensive selection of clubs and societies, a tennis club and a twice-weekly village café. The nearby historic village of Corbridge offers day-to-day amenities with a wide variety of shops, restaurants, inns, doctor and dentist surgeries, community services and a garage, while nearby Matfen Hall, Close House and Slaley Hall offer excellent leisure facilities. The attractive, bustling market town of Hexham offers a full range of amenities including a wide variety of shops. Newcastle city centre is also within easy reach and provides comprehensive cultural, educational, recreational and shopping facilities.

For schooling, there is a First School in the village, along with an outdoor Pre-school. There is an excellent Middle School in Corbridge and senior schooling is offered in Hexham. There are also renowned private schools in the vicinity with Mowden Hall Preparatory School just outside Corbridge that provides education from nursery up to 13 years together, with a selection of day schools in Newcastle.

For the commuter, the A69 provides excellent access to Newcastle to the east and Carlisle to the west and onward access to the A1 and M6. The rail station in Riding Mill provides regular cross-country services to Newcastle and Carlisle, where connecting main line services are available to major UK cities north and south. Newcastle International Airport is also within easy reach.



Floor Plans



Total area: approx. 218.6 sq. metre (2353.0 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, gas, water and drainage.

Gas fired central heating to the whole property.

Postcode

Council Tax

EPC

Tenure

NE44 6HT

Band G

Rating C

Freehold

## Viewings Strictly by Appointment

T: 0330 111 2266

E: [contact@finest.co.uk](mailto:contact@finest.co.uk)



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15 Market Place | Corbridge | Northumberland | NE45 5AW

0330 111 2266 | [contact@finest.co.uk](mailto:contact@finest.co.uk)

[finest.co.uk](https://finest.co.uk)

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