

# The Old Lodge

HAMSTERLEY HALL | HAMSTERLEY MILL | ROWLANDS GILL | COUNTY DURHAM



**FINEST**  
PROPERTIES



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A very special and rare period lodge with a host of  
original charm, character and stunning,  
elegant interior

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Ebchester 3.0 miles | Rowlands Gill 3.4 miles | Shotley Bridge 4.3 miles | A1 J73 6.8 miles  
Gateshead Metro Centre 7.0 miles | Newcastle City Centre 10.0 miles  
Newcastle International Airport 13.5 miles | Durham City Centre 14.8 miles





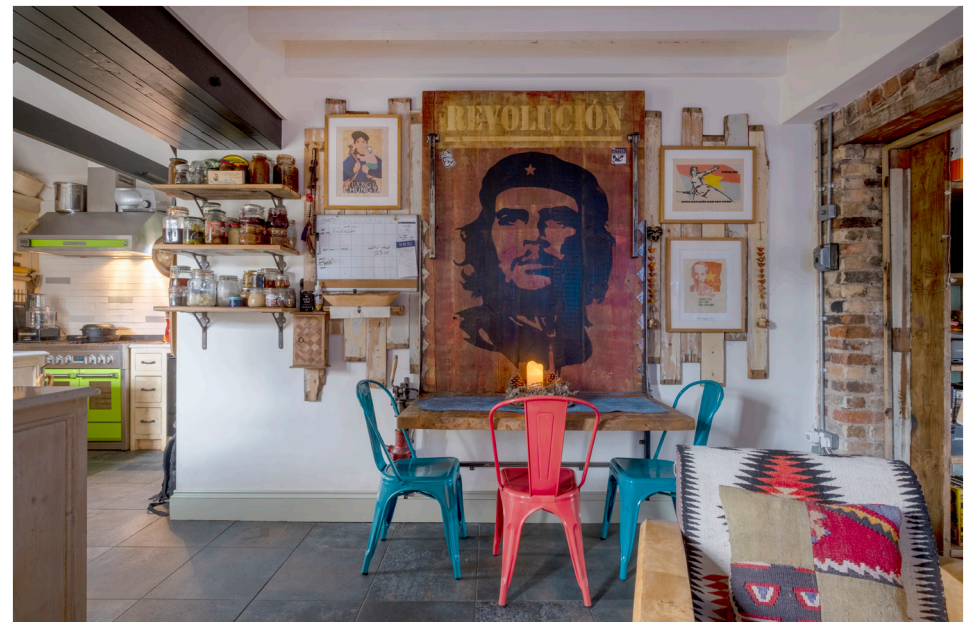




## Accommodation in Brief

Entrance Hall | Sitting Room | Open Plan Kitchen & Dining Room  
Two Bedrooms | Bathroom

Gravelled Driveway & Parking | Generous Gardens including  
Kitchen Garden | Outbuildings | Outdoor Dining











## The Property

The Old Lodge is a delightful Grade II Listed period lodge retaining a host of character and traditional features blended to perfection with simply stunning interior décor. Stylish, elegant and attractive elements catch the eye at every turn to create a cosy and welcoming atmosphere. Originally constructed in stone under York stone tiles circa 1900, The Old Lodge is a striking Arts & Crafts home with beautiful mullioned windows, parquet wood flooring and a mix of cast iron and stone inglenook fireplaces. Thoughtful updates have been carried out with the utmost care and attention to ensure desirable modern living spaces without compromising the historic character of the property. The Old Lodge is nestled privately within generous and well-maintained gardens on the edge of Hamsterley Hall parkland affording glorious views across peaceful scenic landscapes and with direct access to stunning ancient woodland walks.

The double front doors open from beneath a lovely arched entrance to the hall. The sitting room is to the front elevation with a grand bay window framing southerly views and windows to the west looking over the parkland. Herringbone parquet flooring runs underfoot and there is a fabulous cast iron fireplace with decorative tile inserts positioned beside an arched wall niche with shelving and cabinetry below. A glazed door tucked away in one corner opens to a sheltered outside terrace which overlooks the surrounding parkland and oak woodland.

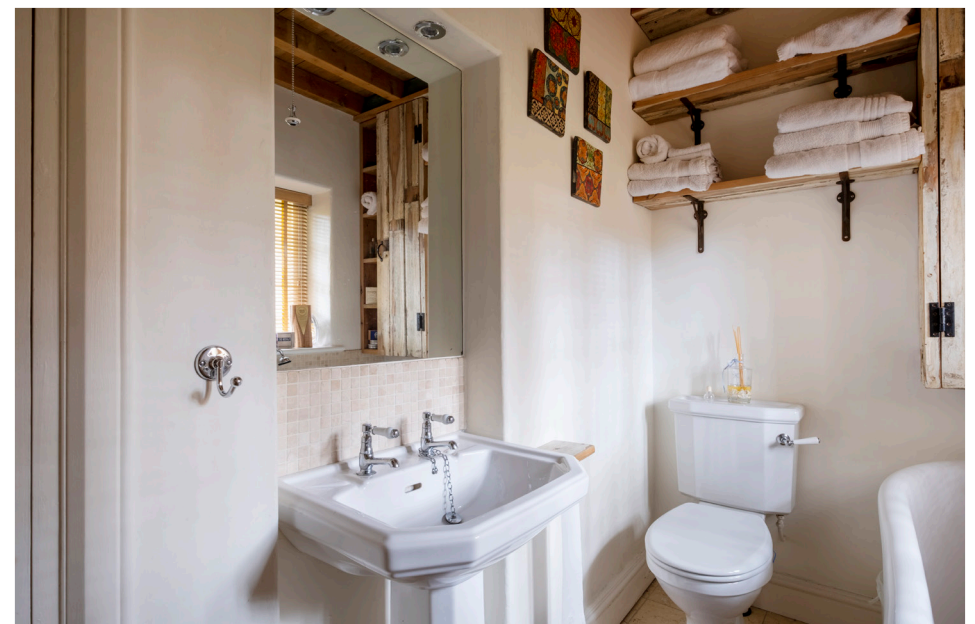
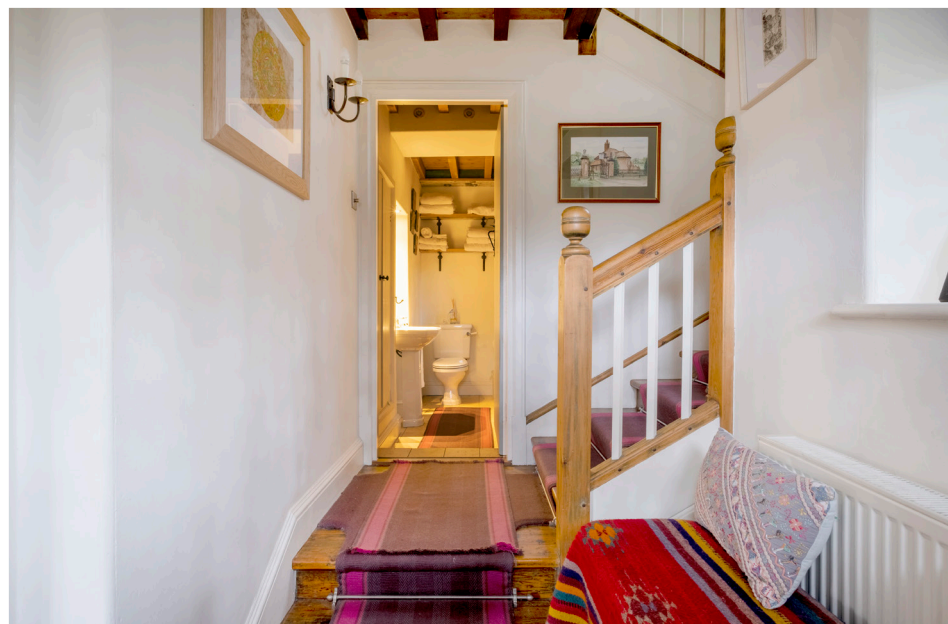


Adjoining the sitting room is the gorgeous open plan kitchen and dining room which is the warm heart of the home. Every element of the kitchen bursts with carefully considered detail. Bespoke cabinetry supports marble work surfaces and a striking copper double Belfast sink. Quality built-in appliances include a range cooker, dishwasher, fridge and freezer along with the extra luxurious touches of a wine cooler and Quooker boiling water tap. There are two shelved pantry cupboards and space for a washing machine and tumble dryer. The soaring, vaulted ceiling with A-frame beams adds to the feeling of space and light. A door leads out to the gardens.



The dining area flows from the kitchen and features an inglenook fireplace housing a wood burning stove and pretty, exposed brickwork. The kitchen and dining room are sure to be at the centre of entertaining family and friends. The bathroom is accessed from the lower landing and is appointed in clean, simple style with a traditional suite comprising roll top bath, wash hand basin, WC and heated towel rail. A large, curved walk-in shower area makes clever use of the space and mosaic tiling completes the bathroom's boutique ambience.

The staircase rises and curves a full 180° to the first floor landing. There are two double bedrooms, each with fitted storage, wood flooring and feature fireplaces. Relaxing neutral colour palettes complete the rooms.





## Externally

The Old Lodge rests on the edge of Hamsterley Mill parkland in a generous plot that extends to around 0.3 acres. A gravelled driveway and parking area has ample space for several vehicles to the rear of the property. The meticulously maintained organic gardens sit to the south of The Old Lodge, laid to lawn and wild flower meadow. There are a variety of mature fruit trees providing food, shelter and privacy. An abundance of organic planting brings colour and form to the gardens. There are three raised vegetable beds growing seasonal organic produce throughout the year. Two substantial garden sheds are located at the periphery of the driveway. All of the plants and trees are natives to the area. This helps with the local eco-systems and wildlife, with deer, foxes, badgers and red kites all regular visitors to the garden. The incredible variety of bird life also includes woodpecker, owl, jay, thrush, pheasant and all the normal bird life found locally.

Steps from the driveway lead to a fantastic stone terrace. The terrace has a stunning outdoor kitchen comprising a wood-fired pizza oven and an Argentinian Asada barbecue grill set within oak work surfaces, all of which are housed under a wood shingled roof structure to facilitate outdoor entertaining all year round. In addition, the terrace is equipped with infra-red heaters and an open stone fireplace for every al fresco diner's dream. There is a further stone-flagged patio area to the front of The Old Lodge leading to another sheltered terrace.

### Planning Permission

The Old Lodge comes with the benefit of permissions to extend the property, with approved plans to construct a new single storey rear extension with green roof.







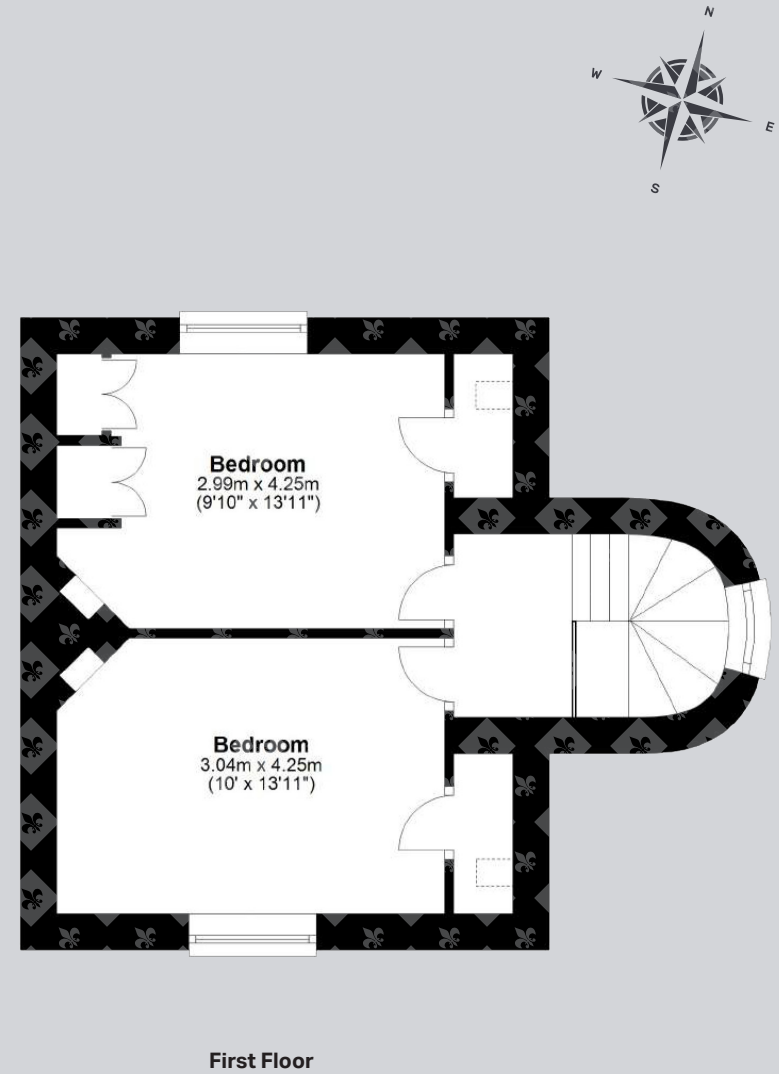
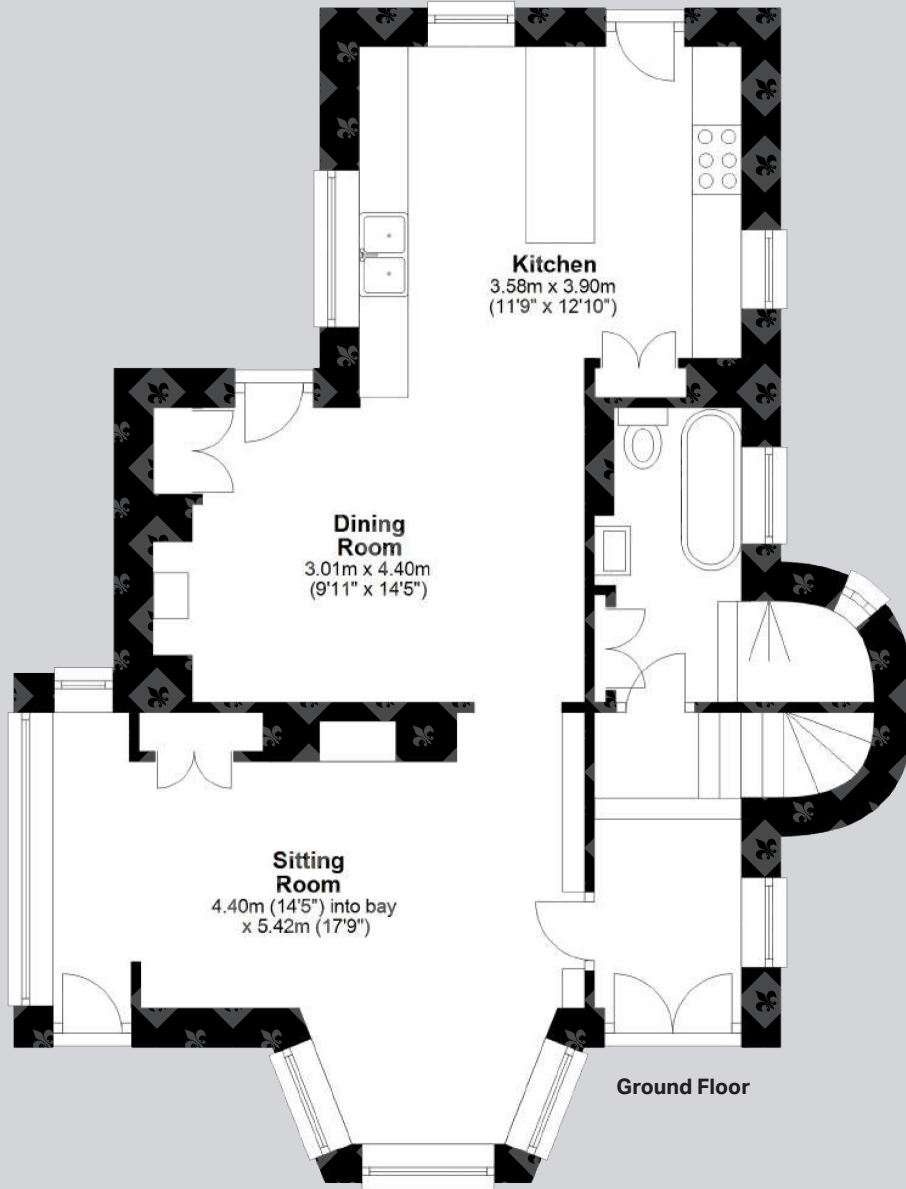
## Local Information

Hamsterley Mill is a commuter village well located in the Derwent Valley. Semi-rural, it offers easy access to the popular Derwent Walk, a former railway line which runs for 10.5 miles from Swalwell to Blackhill and which now provides a footpath, bridle-way and cycle track. The Derwent Valley abounds with wildlife and is a breeding ground for Red Kite. Nearby Rowlands Gill provides a full range of day-to-day amenities including shops, restaurants, a library and primary school, whilst Shotley Bridge offers a further range of professional services including schools and a hospital. Newcastle City Centre is accessible in under half an hour with its wide array of cultural attractions, shops, bars and restaurants. Excellent secondary schools are available in nearby Blaydon, Whickham and Consett.

For the commuter, Hamsterley Mill offers excellent transport links with the A692 and A694 giving quick access to the A1 and onwards to the Gateshead Metro Centre, Newcastle and other major centres of the North East. Newcastle International Airport is only a 20 minute journey away and with East Coast mainline rail stations at Newcastle and Durham, London is reachable in under 3 hours.



# Floor Plans



Total area: approx. 93.2 sq. metres (1003.6 sq. feet)



## Directions

From the A1 take the A694 (Derwenthaugh Road) from Junction 73, signposted to Consett. Follow this road for 6.1 miles passing through Winlaton Mill, Rowlands Gill and Lintzford. Turn left signposted Medomsley, Stanley and Burnopfield then immediately turn left again, signposted Stanley and Burnopfield. Follow this road for 0.7 miles then turn right onto a gravelled driveway and parking area. If you miss this, you will see a stone-pillared entrance with curved decorative wrought-iron fencing. If so, return to the parking area.

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 and water. Drainage to septic tank. LPG central heating from subterranean tank with automated refill alert system.

Postcode

NE39 1NJ

Council Tax

Band C

EPC

Exempt

Tenure

Freehold

## Viewings Strictly by Appointment

T: 01434 622234

E: corbridge@finestgroup.co.uk







**Finest Properties**

15 Market Place | Corbridge | Northumberland | NE45 5AW

01434 622234

corbridge@finestgroup.co.uk

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