

# Finest

PROPERTIES

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Allendale Road | Hexham | Northumberland

Clontibret









## Accommodation in Brief

### Ground Floor

Entrance Hall/Garden Room | Integral Workshops | Store Rooms

### First Floor

Sitting Room | Kitchen/Dining/Family Room | Utility Room | WC

### Second Floor

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

### Third Floor

Home Office/Sixth Bedroom

### Externally

Driveway | Gardens | Around 0.5 Acres In Total













## The Property

Clontibret is a wonderful Art Deco detached house offering generous rooms with flexible uses to suit every family and fantastic gardens extending to approximately 0.5 acres altogether. This home is situated in a scenic, quiet location on the outskirts of Hexham, with countryside views, yet within just a short distance of all the facilities and amenities the market town has to offer.

The double-height entrance hall creates a grand first impression and is a light, bright space to receive visitors, sit to remove shoes and coats and enjoy the sweeping views from the garden room. On this level, you'll find a series of versatile rooms currently utilised for storage and workshops. These spaces offer exceptional flexibility and could easily be converted into a variety of uses, such as a garage, gym, cinema room, or even a wine cellar.

Stairs rising from the entrance hall lead to a large landing with a generous sitting room off to one side. This room is a wonderful place to relax, with light flooding in through the floor to ceiling window at one end, the elegant curved bay window at the other end and two delightful porthole windows in typical Art Deco style. A marble fireplace is a further pleasing period feature. To the other side of the landing is the fantastic kitchen with dining and living space. The kitchen has an excellent range of wall and floor units and integrated appliances including oven, combi oven and warming drawer, dishwasher fridge/freezer and an induction hob on the vast island bench and breakfast bar. The kitchen is decorated in pleasing muted contemporary tones and enjoys views out onto the terrace – ideal for summer entertaining – gardens and fields via the window and French

doors. It is a perfect family and entertaining space: open to a dining area large enough for a table to seat at least eight diners and a sitting area with room for sofas and chairs to pull up around the stove or to sit in and gaze out of the bay window at the countryside view. Off the family room is a useful and well equipped utility room with storage, laundry facilities and doors to the garden and a WC.

Back to the landing and a further staircase heads up to the second floor where the stunning principal bedroom suite offers dressing room with built-in wardrobes and leafy rooftops views, a smart, immaculate en-suite shower room and the elegant bedroom itself with another round feature window. Four more good sized, light, bright and attractive bedrooms are found on this floor, alongside a beautiful family bathroom with modern curved bath and separate shower.

On the top floor is a large room with windows on three sides, providing an amazing almost panoramic view of the countryside and towards Hexham. This space is currently set up as a home office, but it would lend itself to many different uses such as a sixth bedroom or play room. A build-in cupboard provides storage and a door leads out onto the roof.













## Externally

A sweeping driveway with ample parking for several vehicles heads around the house to the rolling shutter door of the workshop. This could be reconfigured to create an integral garage. Clontibret's gardens with extensive lawns, seating areas and a wooden pergola to the front, and gravelled and raised beds to the rear are surrounded by mature trees, bushes, shrubs and flowering borders, providing a high degree of privacy and tranquility. Clontibret covers approximately 0.5 acres altogether.





## Local Information

Clontibret is ideally placed for all the amenities within the attractive, bustling market town of Hexham which offers a full range of day-to-day facilities with supermarkets, a good range of shops including independent delicatessen, butcher, baker, greengrocer and award winning bimonthly farmers' market, professional services, leisure/sports centre, swimming pool, independent cinema, theatre, arts centre and a hospital. The 7th century historic Abbey is at the heart of the town and the town centre contains several other historic buildings of note. The beautiful surrounding area consisting of Hadrians Wall and the Northumberland National Park to the north and the North Pennines Area of Outstanding National Beauty to the south provides superb walking country as well other country pursuits, with golf courses, sports clubs and Hexham racecourse also within easy reach. The charming and historic village of Corbridge offers additional amenities including further artisan shops while nearby Matfen Hall and Close House offer excellent leisure facilities. Newcastle city centre is within easy reach and provides further comprehensive cultural, educational, recreational and shopping facilities.

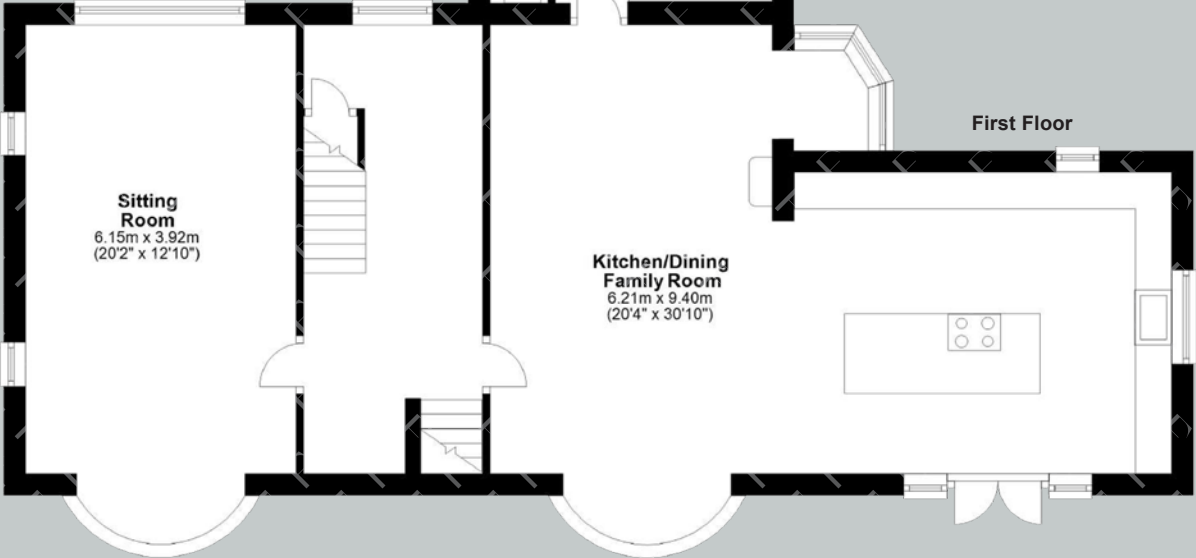
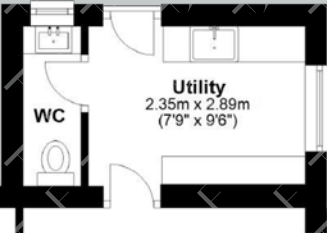
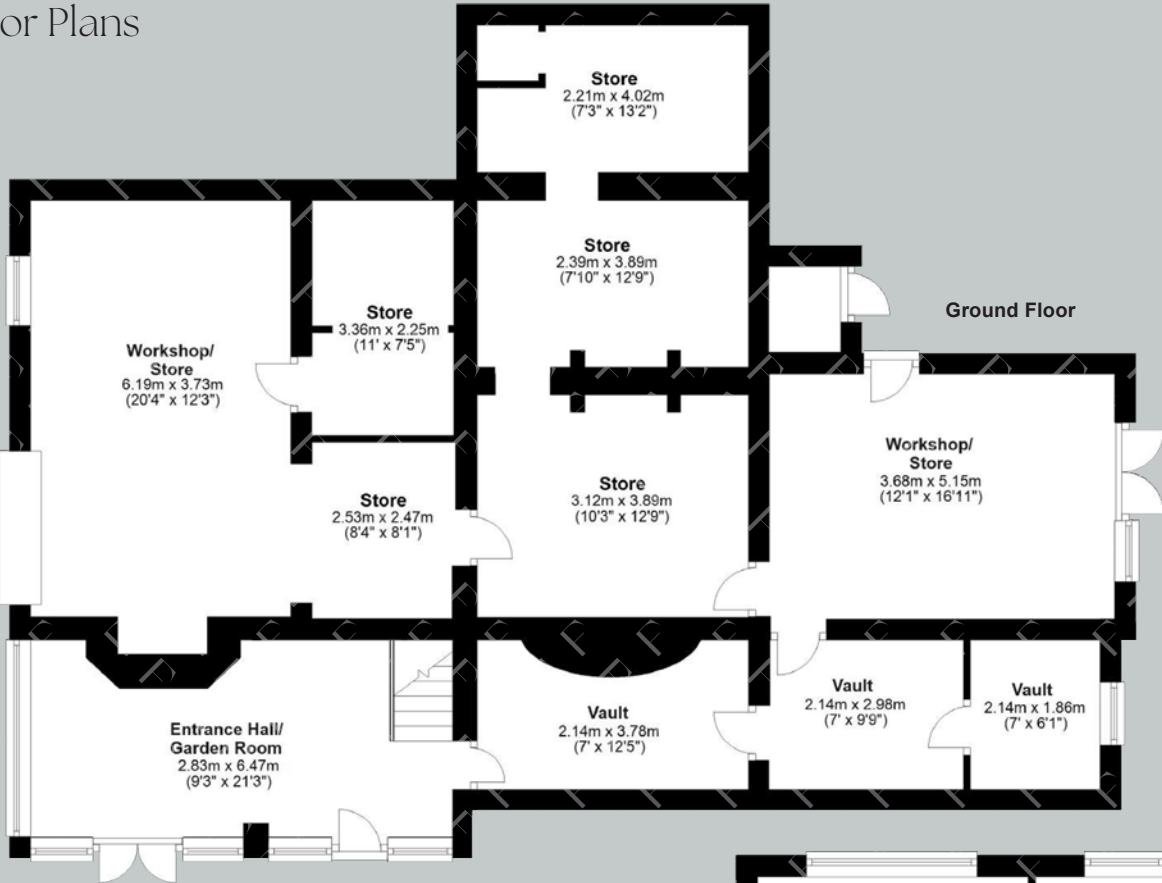
For schooling there is a wide selection of schools in Hexham including The Sele First School, which has achieved 'outstanding' Ofsted reports for many years and provides exceptional education from 3-9 years and the highly regarded Queen Elizabeth High School (Ofsted rated Outstanding). In addition, Mowden Hall Preparatory School is nearby and provides private education from nursery up to 13 years. There are several private day schools in Newcastle with school transport offered from Hexham.

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 at Hexham provides regular cross-country services to Newcastle and Carlisle, where connecting main line services are available to major UK cities north and south. By train London is accessible within four hours. Newcastle International Airport is also within easy reach.



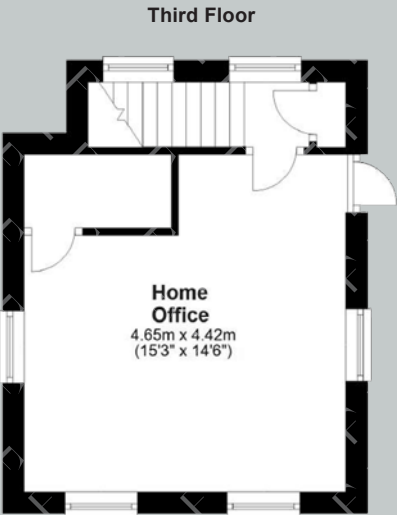
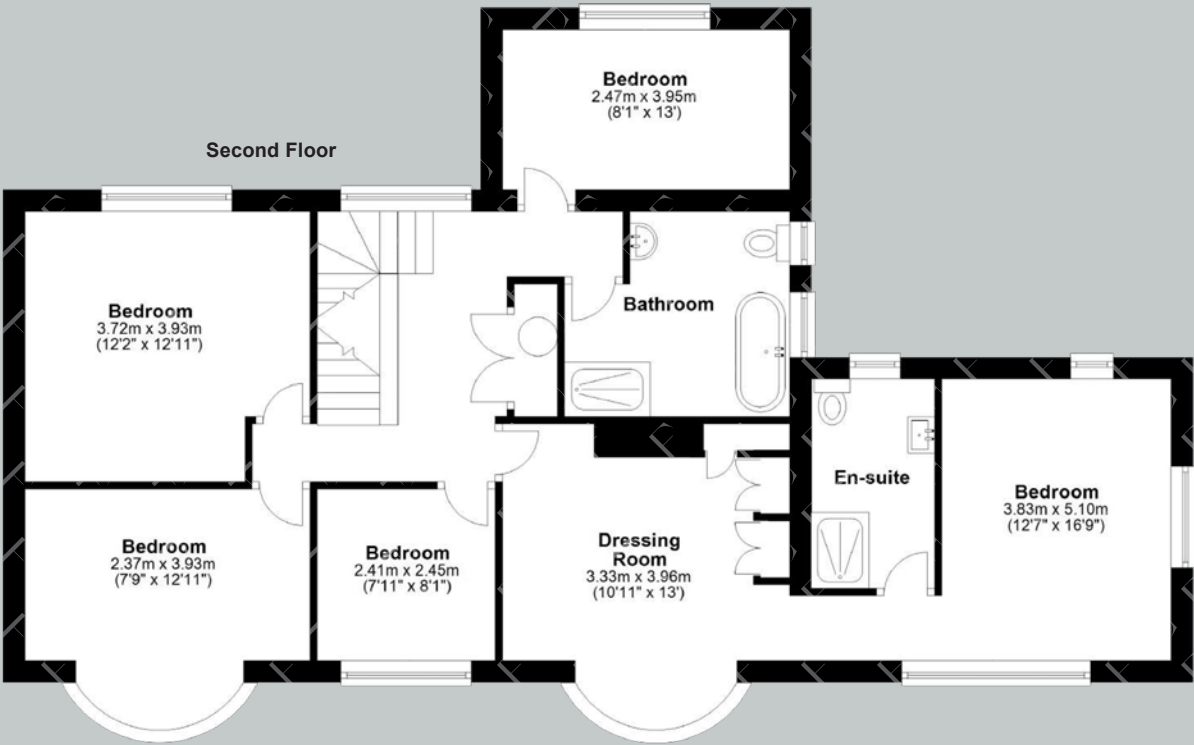


Floor Plans



Total area: approx. 353.5 sq. metre (3805.1 sq. feet)

Floor Plans



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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 zoned central heating system.

Postcode

NE46 2NH

Council Tax

Band G

EPC

Rating D

Tenure

Freehold

## Viewings Strictly by Appointment

T: 0330 111 2266

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









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