

The Terrace | Shotley Bridge | County Durham

The Village Hall









## Accommodation in Brief

### Ground Floor

Entrance Porch | Hallway | Open Plan Lounge/Dining Room/Kitchen  
Pantry/Utility Room | Office/Snug | Double Bedroom  
Shower Room/WC | Storage Room

### First Floor

Principal Bedroom with En-Suite and Vanity Room | Walk-in Wardrobe  
Bedroom Two with En-Suite | Two Further Bedrooms  
Family Bathroom | Mezzanine

### Second Floor

Versatile Loft Space







## The Property

Situated within a quiet cul-de-sac is a remarkable conversion of the former Shotley Bridge Village Hall, which has been beautifully renovated to create an exceptional contemporary home. Contained within a traditional-style exterior, the interiors showcase a mix of striking contemporary features.

The entrance hall makes an immediate first impression with a sweeping glass-balustraded staircase and sculptural pendant lighting fixture, leading into a vast open-plan living area filled with natural light from grand chapel-style windows. The layout flows naturally, with defined yet open spaces for relaxing, dining, and entertaining.

The main sitting area is anchored by a striking three-sided glass fireplace, forming both a visual centrepiece and a warm, inviting focal point. Steps lead down into the impressive kitchen that is spacious and well appointed, with a distinctive brutalist flair. A central island offers generous preparation space and an accompanying pantry provides further practicality. High quality integrated appliances elevate the kitchen's functionality, including an AEG dishwasher, oven, and induction hob, paired with a NEFF oven and SMEG extractor hood. A Siemens microwave and fridge-freezer are seamlessly integrated and neatly housed in the pantry, ensuring a sleek, organised space.

A separate reception room adjacent to the lounge area is a suitable option for a home office, snug, or additional sitting room.







The ground floor also features a self-contained accommodation wing, complete with a spacious double bedroom and a contemporary shower room. With its own private entrance, this space presents an ideal arrangement for multi-generational living, guest accommodation, or as a potential rental opportunity.

Upstairs, the first floor opens onto a generous landing with a mezzanine overlooking the main living area – a perfect spot for a seating area or entertaining space. This level accommodates three beautifully appointed bedrooms, all benefiting from picturesque countryside views, along with a contemporary family bathroom. The bathroom features a walk-in shower and a premium stone resin freestanding bathtub and sink, renowned for its superior heat retention and durable, high-quality finish.

At the far end of the property, the principal suite offers a luxurious private retreat, boasting an en-suite shower room with dual sinks, a separate vanity dressing area, and an adjacent walk-in wardrobe. For added privacy and convenience, the suite is also accessible via its own staircase leading directly to the ground floor.

The second floor offers ample scope, with a flexible space that can be tailored to suit individual needs. Bathed in natural light from well-placed Velux windows, it provides the potential for up to three additional bedrooms or could serve as a games room, gym, study, or additional living areas, adapting effortlessly to a variety of lifestyles.



















## Externally

Approached via a gated entrance, the property enjoys a private driveway with ample off-road parking. A generously proportioned terrace extends the living space outdoors, featuring a stylish canopy roof that allows for year-round entertaining. Whether hosting guests or enjoying quiet moments of relaxation, this well-designed outdoor area provides the perfect setting for alfresco dining while taking in the peaceful surroundings.

### **Agents Note**

The neighboring property, The Manse, holds a deed of easement across The Village Hall, granting access to their property. The current owners are open to negotiating the sale of this easement separately.





## Local Information

Shotley Bridge is a popular and appealing village, set in the Derwent Valley on the borders of County Durham and Northumberland and a convenient location for commuting to regional centres. Shotley Bridge offers a range of local amenities including a mobile post office, shops, restaurant and public houses.

Nearby Consett and Hexham offer several supermarkets, larger stores and professional services. Historic Durham and vibrant Newcastle are also within easy reach, providing comprehensive cultural, educational, recreational and shopping facilities. For keen walkers, there are many nearby opportunities for all levels of fitness.

For schooling there are a number of primary, junior and nursery schools within easy reach, while secondary schooling is offered in Consett and Lanchester. Several local bus companies provide transport to and from schools in Hexham and Corbridge as well as to private schools in Newcastle and Durham.

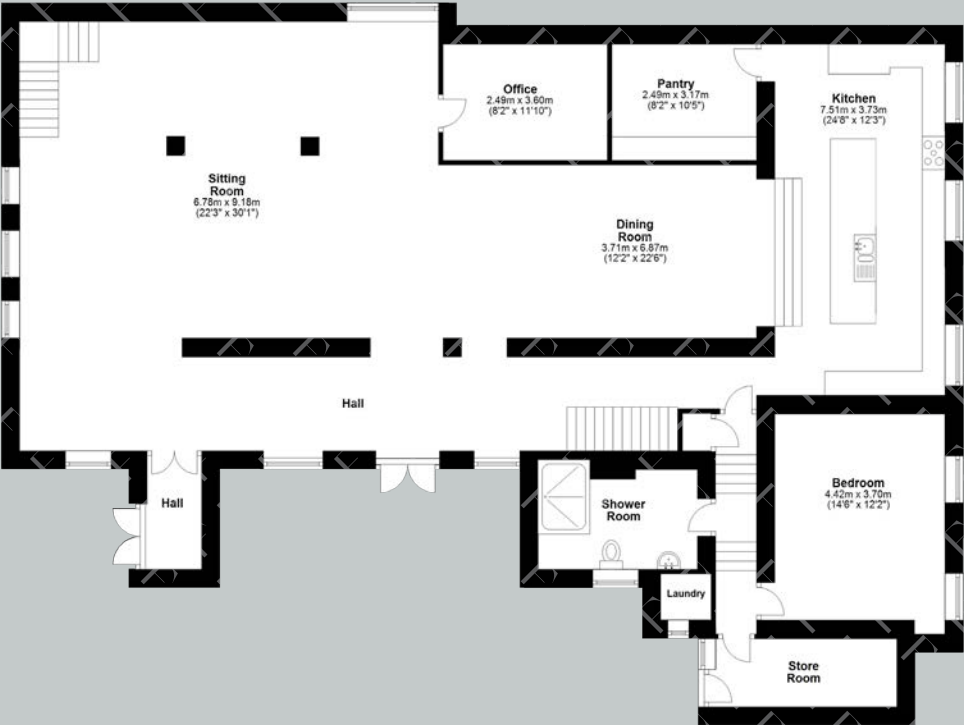
For commuters there is an excellent road network that links to the A1, A68 and A69 providing easy access to Newcastle and Durham City Centres with regular bus services. Newcastle International Airport is also very accessible. Newcastle and Durham offer main line rail services to major UK cities north and south.



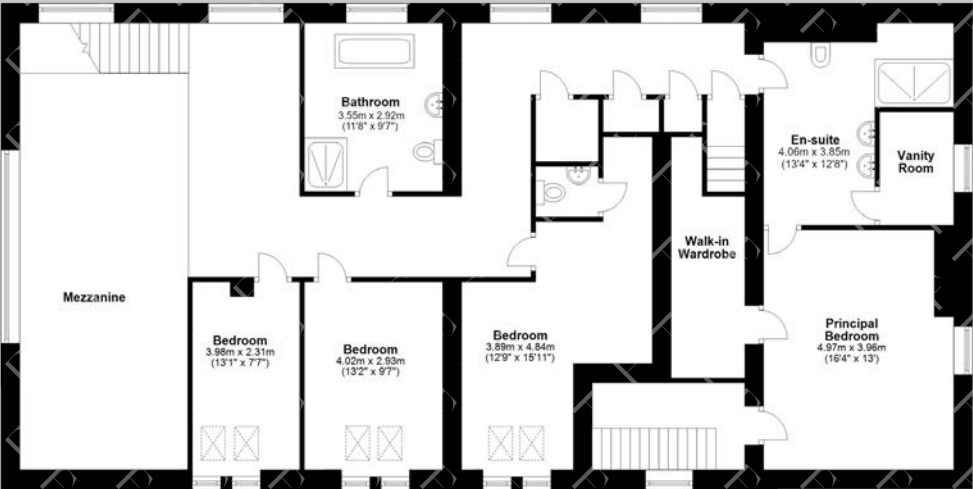
Floor Plans



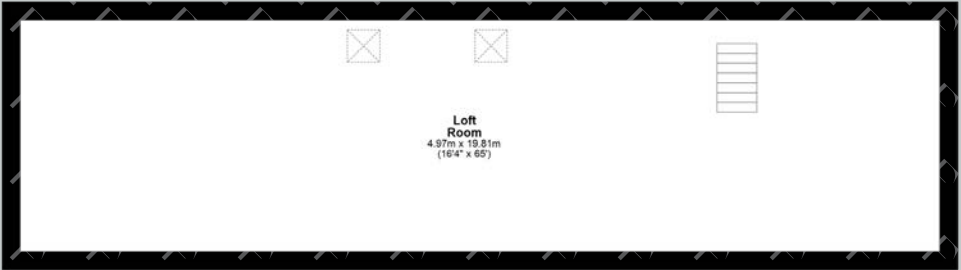
Ground Floor



First Floor



Second Floor



Total area: approx. 511.1 sq. metre (5501.7 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, drainage, gas and water. The property is equipped with a hybrid air-source heat pump and gas boiler system for efficient water heating. Additionally, underfloor heating is installed throughout the ground floor, offering consistent comfort and energy efficiency in every season.

Postcode

DH8 0EY

Council Tax

Band TBC

EPC

Rating C

Tenure

Freehold

## Viewings Strictly by Appointment

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# Finest

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