

# The Ranch

LINTZFORD | ROWLANDS GILL | TYNE AND WEAR



**FINEST**  
PROPERTIES





---

An impressive modern retreat perched above the River  
Derwent, featuring open-plan living spaces  
and countryside views

---

Rowlands Gill 2.1 miles | Ebchester 2.9 miles | Shotley Bridge 4.3 miles | A1 J73 5.9 miles

Gateshead Metro Centre 6.8 miles | Newcastle City Centre 10.3 miles

Newcastle International Airport 12.6 miles | Durham City Centre 15.2 miles









## Accommodation in Brief

### Ground Floor

Entrance Hall | Open Plan Living Room/Dining Kitchen | Sitting Room  
Cloakroom/WC | Home Office | Utility Room

### First Floor

Principal Bedroom with Dressing Room and En-suite  
Family Bathroom | Three Further Bedrooms









## The Property

Set in an enviable, elevated position with views of the River Derwent, The Ranch is a modern, stone-built home in the heart of the County Durham countryside. Combining a modern design with an exclusive location, this property is distinguished by its expansive open-plan living areas, a terrace perfect for sunset views, and a blend of versatile spaces that cater to both family life and entertaining.

Inside, you are greeted by a bright, double-height reception hall with a striking galleried landing. The heart of the home is the spacious open-plan living area, featuring a North West-facing wall of bifold doors that open fully onto a large sun terrace, perfect for enjoying the property's excellent views. The space is thoughtfully arranged into defined seating, dining, and kitchen areas, with the kitchen boasting sleek, contemporary cabinetry, an island with a breakfast bar, and integrated Neff appliances, including a hob, oven, microwave, and fridge freezer.

Adjacent to the kitchen, a sitting room provides an additional retreat, complete with a wood-burning stove and glass doors opening to the terrace. A versatile fifth bedroom or home office provides a quiet space for work or relaxation. The ground floor also includes a utility room with garden access, a cloakroom/WC, and further storage.

Upstairs, the galleried landing, flooded with natural light from Velux windows, leads to the principal bedroom suite. This space features a large, airy bedroom with windows on three sides, offering captivating views of the surrounding woodland landscape, a dressing area with fitted wardrobes, and a modern en-suite shower room.

Three additional double bedrooms provide ample accommodation, each with generous proportions and scenic views. A family bathroom, complete with a double-ended bath and walk-in rainfall shower, serves the remaining bedrooms.











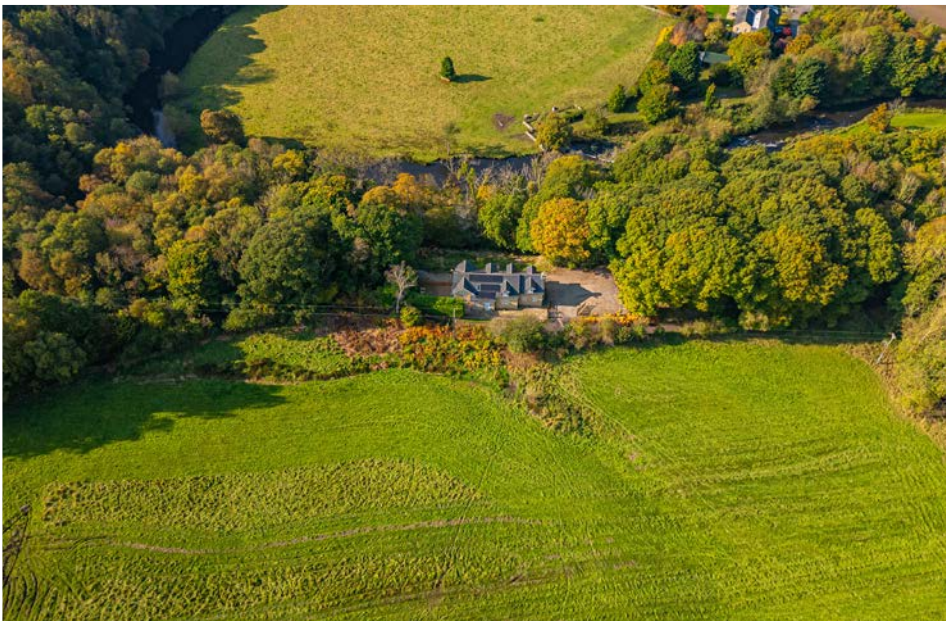


## Externally

The Ranch is approached via double gates from Lintz Green Lane, leading to a large parking area. The rear terrace offers an idyllic space for outdoor entertaining, making the most of the property's elevated position and the sunsets over the River Derwent. The grounds include an enclosed gravel garden to the south, with sloping lawns that extend down to the riverbank. The property also enjoys access to walking paths, including the Red Kite Walk, which leads to the Derwent Walk.







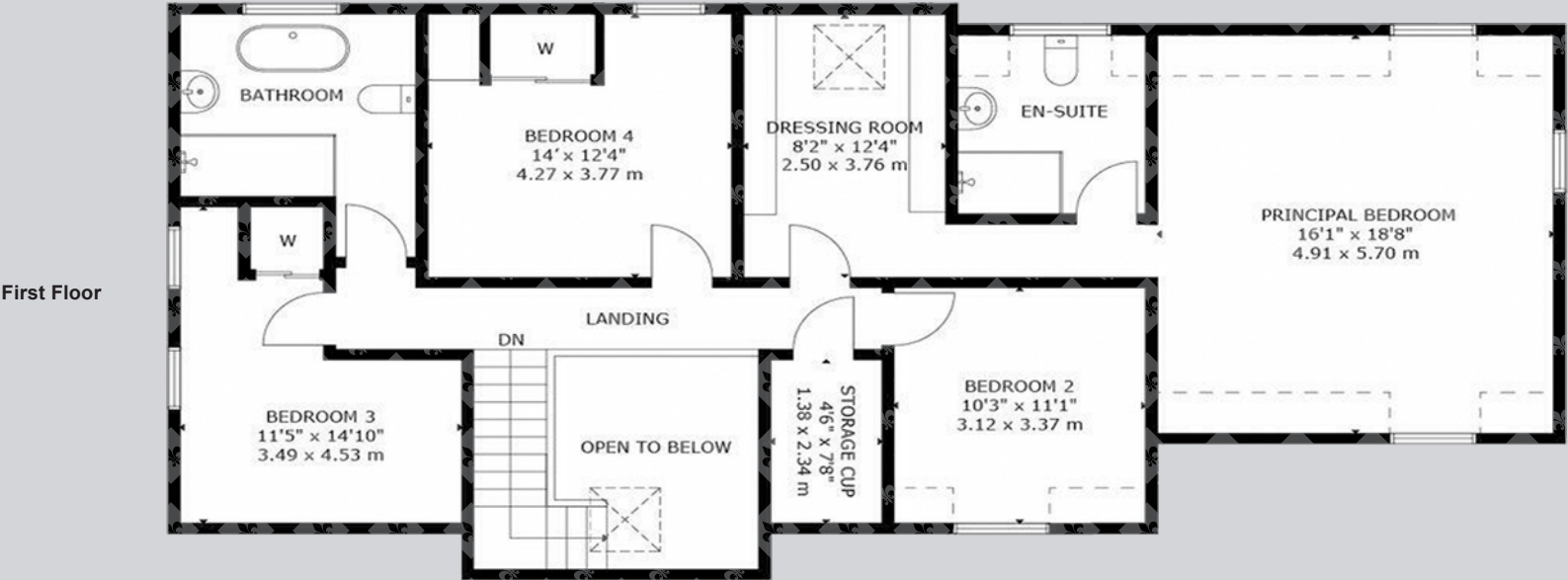
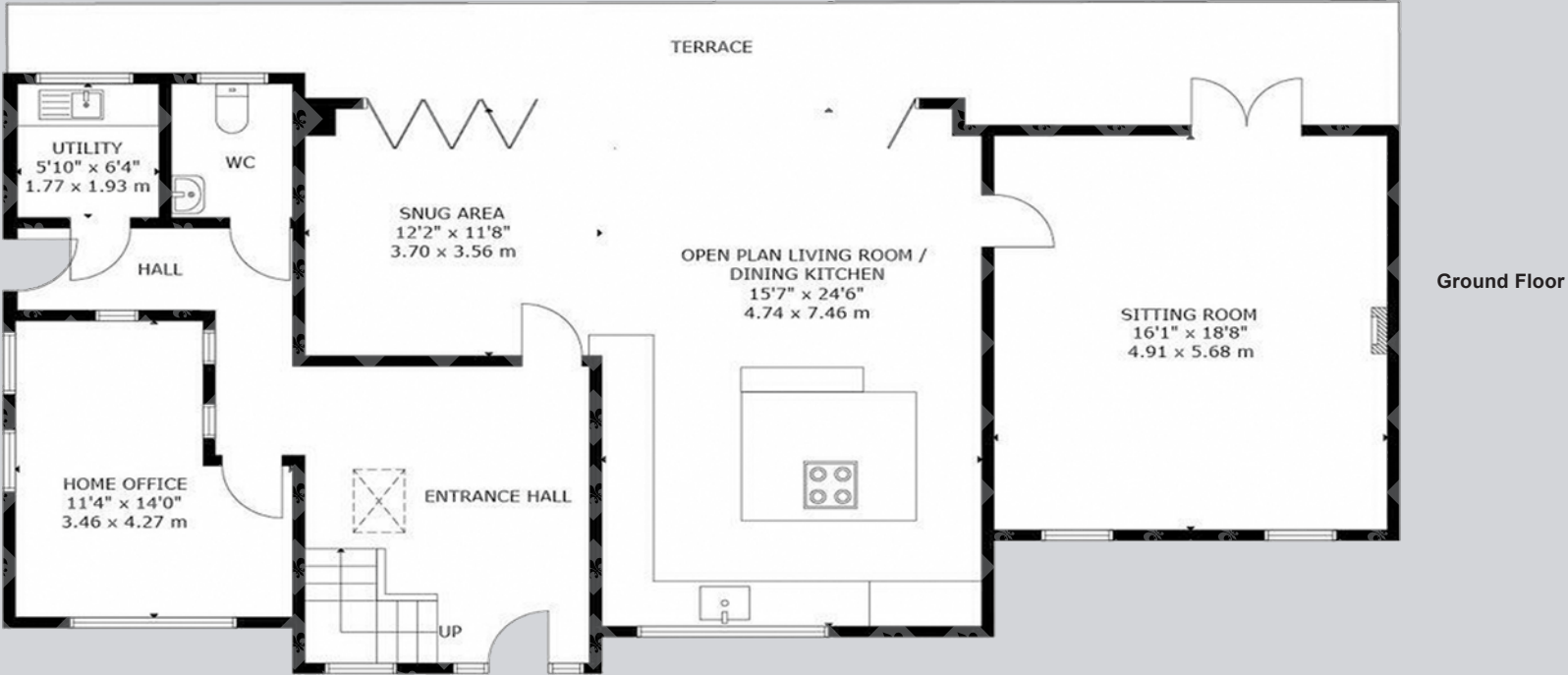
## Local Information

Rowlands Gill is a well-located commuter village in the Derwent Valley which has a semi-rural feel and offers easy access to the popular Derwent Walk, an old railway line which runs about 10.5 miles from Swalwell to Blackhill which now provides a footpath, bridle-way and cycle track. The National Trust Gardens at Gibside are a short walk from the property and offer miles of woodland and riverside walks with views across the Derwent Valley, entertainments and events for adults and children. The Derwent Valley abounds with wildlife and is a breeding ground for red kite. Rowlands Gill provides a full range of day-to-day amenities including shops, restaurants, a library and primary school, while Shotley Bridge offers a further range of professional services and a hospital. Newcastle city centre, which is also very accessible, provides comprehensive cultural, educational, recreational, shopping and professional facilities. Excellent secondary schools are available in nearby Blaydon, Whickham and Consett.

For the commuter, Rowlands Gill offers excellent transport links with the A692 and A694 giving quick access to the A1 and onwards to the Gateshead Metro Centre, Newcastle city centre and other major centres of the north east. Newcastle International Airport, together with rail stations at Newcastle and Durham, which offer regular mainline services north and south, are all extremely accessible.



Floor Plans



Total area: approx. 232 sq. metres (2493 sq. feet)



Google Maps

what3words



///soft.tonality.scarves

## 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, water and drainage.

The property has solar panels with battery storage and an air source heat pump. There is under-floor heating on the ground floor and a conventional system with radiators on the first floor.

Postcode

Council Tax

EPC

Tenure

NE39 1NB

Band G

Rating C

Freehold

## Viewings Strictly by Appointment

T: 01434 622234

E: [corbridge@finestgroup.co.uk](mailto:corbridge@finestgroup.co.uk)











---

**Finest Properties**

15 Market Place | Corbridge | Northumberland | NE45 5AW

01434 622234

[corbridge@finestgroup.co.uk](mailto:corbridge@finestgroup.co.uk)

[finestproperties.co.uk](http://finestproperties.co.uk)

*Specialists in the marketing  
of distinctive property*

---

**IMPORTANT INFORMATION** Finest Properties, for themselves and for the Vendors and Lessors of this property whose Agents they are give notice that: (1) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) No person in the employment of Finest Properties, has any authority to make or give any representation or warranty whatever in relation to this property.