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PROPERTIES

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Minsteracres | Northumberland

The Estate House





Accommodation in Brief

Ground Floor

Entrance Hall | Sitting Room | Study | Cloakroom/WC | Utility Room
Snug | Kitchen/Dining Room | Orangery

First Floor

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

External

Double Garage | Gym/Office/Additional Guest Space | Shower Room

Paved Driveway & Parking | Patio | Summerhouse
Gardens & Grounds Extending to 0.72 Acres in Total





The Property

The Estate House is an exquisite stone-built house that has been lovingly restored and renovated to provide the perfect combination of period features and modern living, and a warm and inviting family home. Located in a stunning rural setting close to the border of Northumberland and County Durham, the property is peaceful and secluded, yet has easy access to major roads and cities.

The light, airy entrance hall with traditional wooden spindled staircase up to the first floor, leads off in to the study to the right. The study is a generous room with a variety of uses including a reception room, playroom or hobby room. A wonderful exposed stone fireplace houses a wood burning stove and a decorative arched alcove adds a lovely touch. The sitting room is to the end of the entrance hall, past a well-equipped utility room and a handy downstairs WC with wash hand basin. The sitting room is a light, bright room with large windows on three sides and an impressive fireplace with coal-effect LPG burner mounted on a black granite hearth.

To the other side of the house, from the left of the entrance hall, the snug opens up into the kitchen/dining room. As in the study, the snug features a traditional stone fireplace and wood burner, and is perfect for a space to relax. The kitchen/dining room is very impressive with a vaulted ceiling, wooden beams, stone flagged floor and so much space.





There is an excellent range of wall and floor units in solid oak to match the oak timber ceiling beams, a vast island with dining bench and wine rack and cooler, integrated appliances including dishwasher and microwave, a range cooker and space for a large American style fridge/freezer. There are bi-folding doors into the orangery, which the current owners have set up as a dining room, and which make the kitchen feel even larger. The light and views of the garden from the orangery are stunning. The kitchen and orangery have limestone tiles with under floor heating throughout serviced by the air source heat pumps. There is also a Clearview 8 kW woodburning stove in the kitchen area. This whole wing of the house is a wonderful family and entertaining space.



Upstairs, the principal bedroom is a generous size with an abundance of fitted wardrobes and an expansive, luxurious en-suite bathroom with an amazing free-standing roll-top bath in the middle of the room and separate shower cubicle. Three further double bedrooms are served by a smart contemporary family bathroom with separate bath and double size walk-in shower.

There is further accommodation above the detached garage. This large, open room is currently configured as a gym and office with a shower room to one corner. It is also used as overflow accommodation to the main house, and could also create a self-contained annexe if required.









Externally

A remarkable avenue uniformly lined with towering mature Redwood trees provides a suitably impressive approach to The Estate House. The property is then surrounded by a host of established trees that bring peace and privacy to the gardens and grounds. Well-kept lawn rolls away to the south of the house with neat, formal borders and vibrant shrubs and hedging. Further extensive gardens sweep to the west with lawns tucked away beneath sheltering woodland.

A walled courtyard garden hosts terraced patio areas with space for al fresco dining and entertaining. A hot tub adds a touch of indulgent luxury. A charming summerhouse nestles within the walled garden to provide a space to escape and relax.

The hugely generous block paved driveway can accommodate numerous vehicles and leads to the substantial detached double garage block which has been thoughtfully constructed in stone under slate to blend with the appearance of the main house. The double garage occupies the ground floor, with a separate access opening to stairs up to the upper floor and the additional accommodation. The current owners rent an enclosed 2 acre paddock adjacent to the property by a separate agreement and it may be possible for a purchaser to continue this arrangement.



Local Information

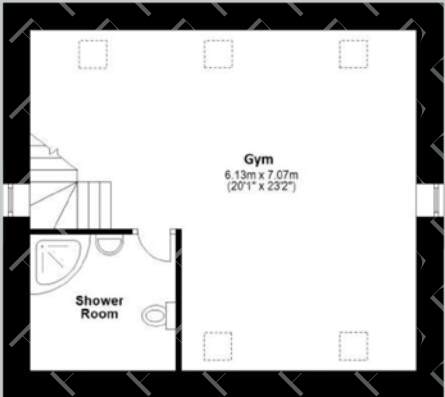
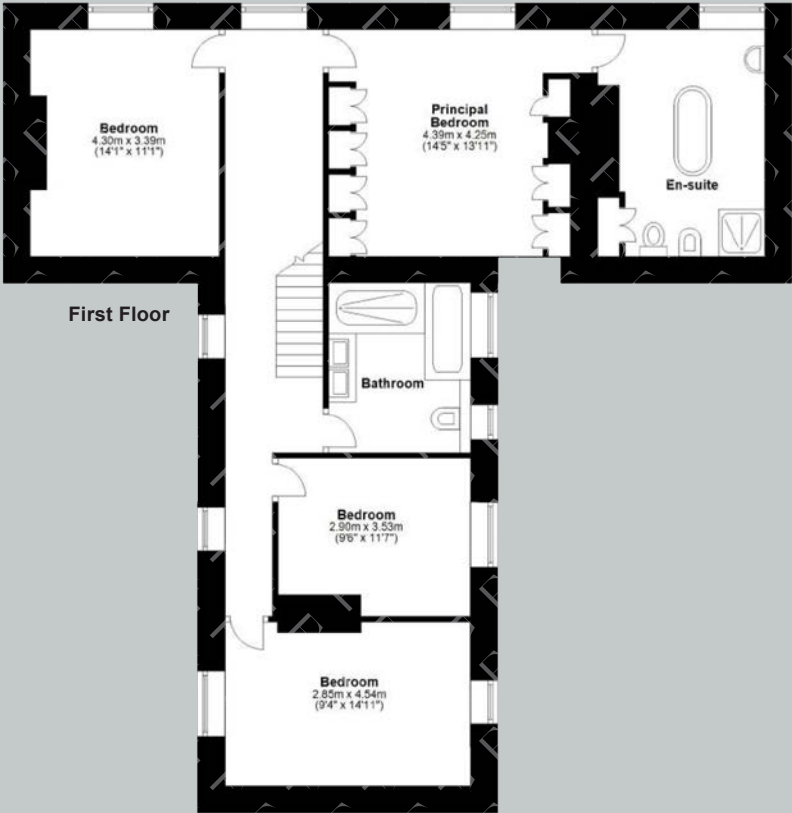
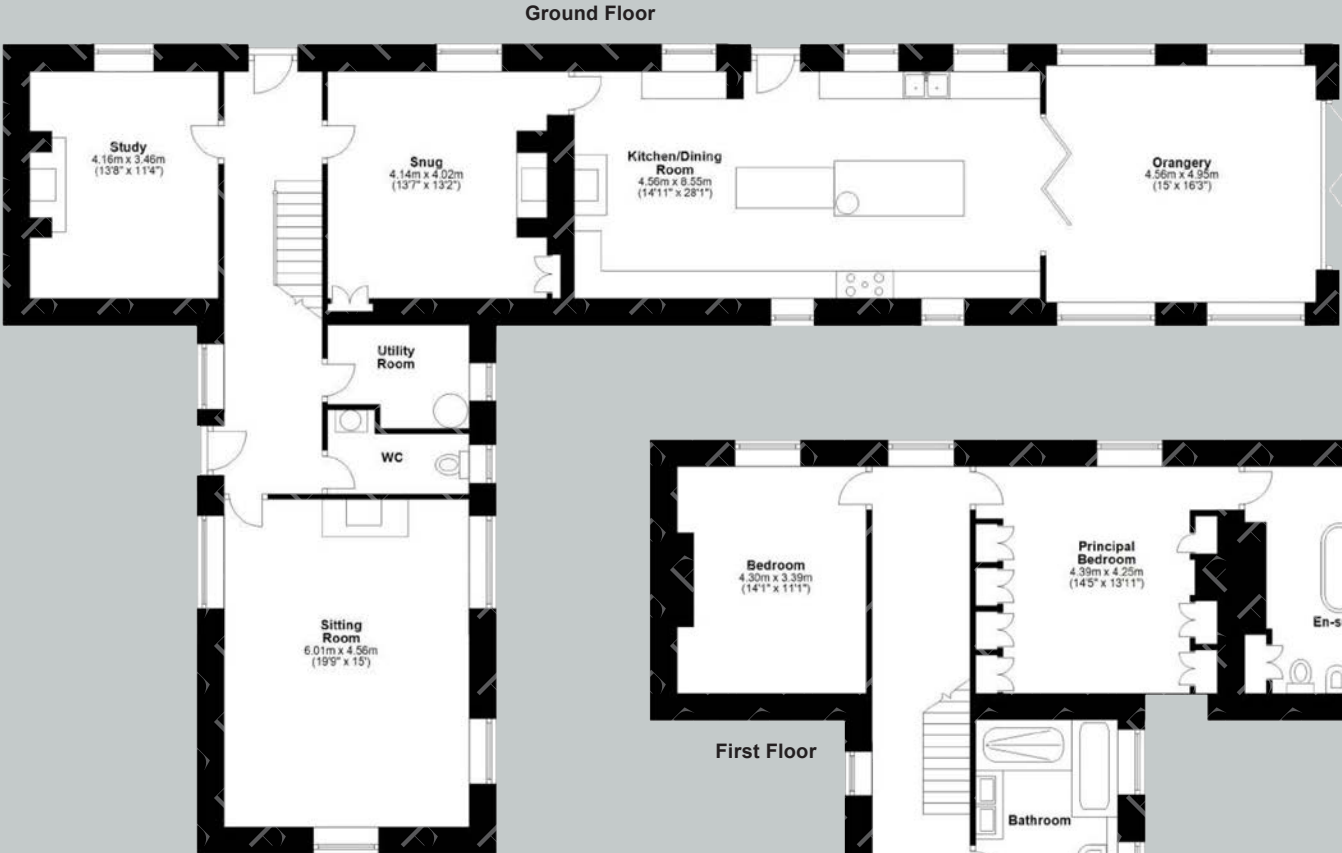
Minsteracres is situated amidst stunning scenery close to the Northumberland and County Durham Border and forms the grounds of the original Minsteracres monastery, now a Passionist retreat centre with the Minsteracres Walled Garden. The popular village of Corbridge is nearby and offers an excellent range of day-to-day amenities with a wide variety of shops, a renowned delicatessen, restaurants, inns, doctor and dentist surgeries, community services, a garage, educational and professional services, while nearby Slaley Hall, Derwent Reservoir, Matfen Hall and Close House all offer excellent leisure and sporting facilities. The historic market town of Hexham offers further professional, retail and recreational services including large supermarkets and a cinema, theatre and hospital. Newcastle city centre is also within easy reach and provides comprehensive cultural, educational, recreational and shopping facilities.

For schooling, there are several local first schools, the closest being Slaley First School which currently offers before and after-school clubs, five days a week. Others include Riding Mill First School and Corbridge First School. For older children, Corbridge Middle School and Hexham High School both have door-to-door school transport, via taxi and bus. In addition, Mowden Hall Preparatory School just outside Corbridge provides private education from nursery up to 13 years, and there are several private day schools in Newcastle.

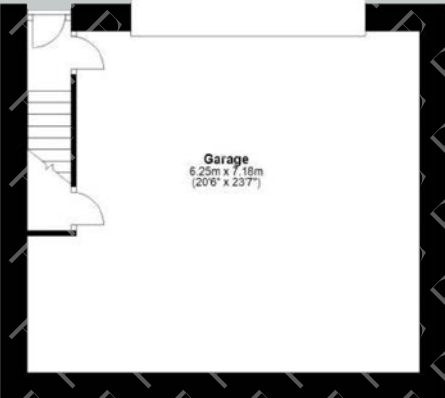
For the commuter the A68 and A69 give excellent access to Newcastle to the east, Durham in the south and Carlisle to the west. There are railway stations in both Stocksfield and Riding Mill which provides services to Newcastle and Carlisle where connecting main line rail services are available to major UK cities north and south. Newcastle International Airport is also easily accessible.



Floor Plans



First Floor



Ground Floor

Total area: approx. 331.4 sq. metre (3567.0 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 and water. Drainage to septic tank. Air source heat pump central heating and hot water with mixture of underfloor heating, radiators and zone control.

Postcode

Council Tax

EPC

Tenure

DH8 9RU

Band G

Rating D

Freehold

Viewings Strictly by Appointment

T: 0330 111 2266

E: contact@finest.co.uk





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15 Market Place | Corbridge | Northumberland | NE45 5AW

0330 111 2266 | contact@finest.co.uk

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