

# Finest

PROPERTIES

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Birchwood House

Main Street | Corbridge | Northumberland











## Accommodation in Brief

### Main House - Ground Floor

Reception Hall | Dining Area | Games Room | Garden Room  
Drawing Room | Shower Room | Kitchen | Pantry | Utility Room  
Laundry Room | Plant Room | Integral Garage

### Main House - First Floor

Principal Bedroom with En-Suite, Sauna and Dressing Room  
Three Further Double Bedroom with En-Suites | Office

### Annexe

Open Plan Studio/Bedroom/Living Room/Kitchen Area | Bathroom







## The Property

Set back along a long, tree-lined driveway in the centre of the sought-after village of Corbridge, Birchwood House occupies a secluded and private position, surrounded by established gardens, mature trees, and a collection of landscaped outdoor settings crafted for year-round enjoyment. Originally forming part of a stable yard, the house has been carefully re-modelled and extended to offer over 5,200 sq ft of internal space, along with a separate self-contained annexe. Inside, the home offers generous, light-filled spaces with smart home features and a consistently high standard of finish throughout.

At the front of the house, a broad entrance hallway opens into the primary living and entertaining spaces. Solid hardwood flooring runs throughout the ground floor, complemented by a substantial oak staircase and finely crafted joinery. The layout is arranged as an open-plan sweep, with the flexibility to divide spaces using bespoke oak sliding and hinged doors allowing for a fluid transition between zones, equally suited to everyday living and entertaining.

A central dining area forms the heart of the layout, enhanced by full-width five-panel glass bi-fold doors that open directly into the front garden. A glass sun canopy extends above, creating a sheltered transition between indoors and out and offering a striking setting for entertaining or relaxed family dining. Just beyond the dining area, the games room offers a versatile setting for leisure or informal use. A sliding door provides the option to separate this space from the more formal drawing room, while folding doors open into the glazed garden room — an inviting space bathed in natural light from overhead skylights and tall windows. French doors open onto the rear garden, while additional bi-fold doors lead out to a private courtyard patio, creating a tranquil retreat that connects seamlessly with the surrounding outdoor spaces.





The kitchen is a bright, well-proportioned space, beautifully appointed to a high specification with a full suite of integrated appliances. These include a STOVES Richmond gas cooker, Siemens microwave oven, and a Quooker tap delivering instant boiling, chilled, and sparkling water from a single spout, dual dishwashers, a Bosch wine cooler, and Samsung fridge and freezer. There is ample space for a dining table positioned in front of bi-fold doors that open to the courtyard. A well-organised utility area, pantry, and laundry room are discreetly positioned to support the kitchen's practical function without interrupting the clean, open layout.

On the opposite side of the house, the drawing room offers a refined counterpoint to the open-plan living areas. Centered around a contemporary wood burner and fitted with bespoke library shelving, the room also features a recessed ceiling cinema system and electrically operated shutter blinds. French doors open onto the rear garden, while generous windows frame the surrounding greenery.



Upstairs, a generously lit and spacious landing creates a sense of light and openness at the centre of the first floor. The principal suite is particularly impressive, featuring a Juliet balcony overlooking the garden, integrated air conditioning, and a fitted dressing room. Its en-suite bathroom is elegantly finished with designer fittings including a freestanding tub, rainfall shower and a private sauna — offering a restful and indulgent retreat.

The first floor offers versatile accommodation, with rooms that can be adapted to suit a range of needs. Three further bedrooms provide flexibility for family or guests, with two benefitting from fitted wardrobes and each served by its own stylish en-suite bathroom. All are finished to a high standard, maintaining the quality and consistency seen throughout the home. One bedroom is currently arranged as a gym, complete with electric Velux-style windows, while a separate office provides an ideal space for home working or quiet study.









## Birchwood Studio

With its own private entrance and well-considered layout, Birchwood Studio offers exceptional versatility – ideal for multi-generational living, guest accommodation, or as a high-quality holiday let. The open-plan interior provides ample space for both sleeping and relaxing, with a comfortable seating area arranged around a feature electric fire that adds warmth and character. A smartly designed kitchen supports independent living or occasional use, while the bathroom is stylishly appointed with quality fittings and a powerful shower over a generously proportioned bath.







## Externally

The approach to Birchwood House is via a long, tree-lined driveway that opens into a generous parking area and leads to a large garage. To the front, a large, stone-lined garden is arranged around a stream-fed natural pond, crossed by a small bridge and bordered by mature planting. A broad stone terrace wraps around the house, with a covered seating area strung with ambient lighting — an ideal setting for outdoor dining and entertaining. A secondary courtyard, nestled between the kitchen and garden room, offers a more intimate space for morning coffee or evening drinks.

The south-facing rear garden is fully enclosed and can be accessed directly from both the drawing room and garden room. A flagstone path leads past a lawn and seating areas to a raised terrace at the far end, where a timber summerhouse sits alongside a powered workshop, garden shed, and greenhouse. A wood-fired hot tub, heated via an air source heat pump, is tucked into a private corner — one of several secluded spaces carefully arranged to make the most of the garden's varied character. With multiple terraces, lawns, and quiet corners, the grounds offer a choice of spots for al fresco dining, relaxation, and year-round enjoyment. External lighting is smartphone-controlled, with additional security lighting and flood lamps operated manually or by motion sensor.



## Local Information

Corbridge is a popular, charming and historic village that sits on the River Tyne in the heart of the scenic Tyne Valley. The village offers a full range of day-to-day amenities with a wide variety of shops, restaurants, inns, doctor and dentist surgeries, community services and a garage, while nearby Matfen Hall and Close House offer excellent leisure facilities. The nearby market town of Hexham offers more comprehensive services with large supermarkets, a further range of shops and professional services together with a leisure centre, cinema, theatre and hospital.

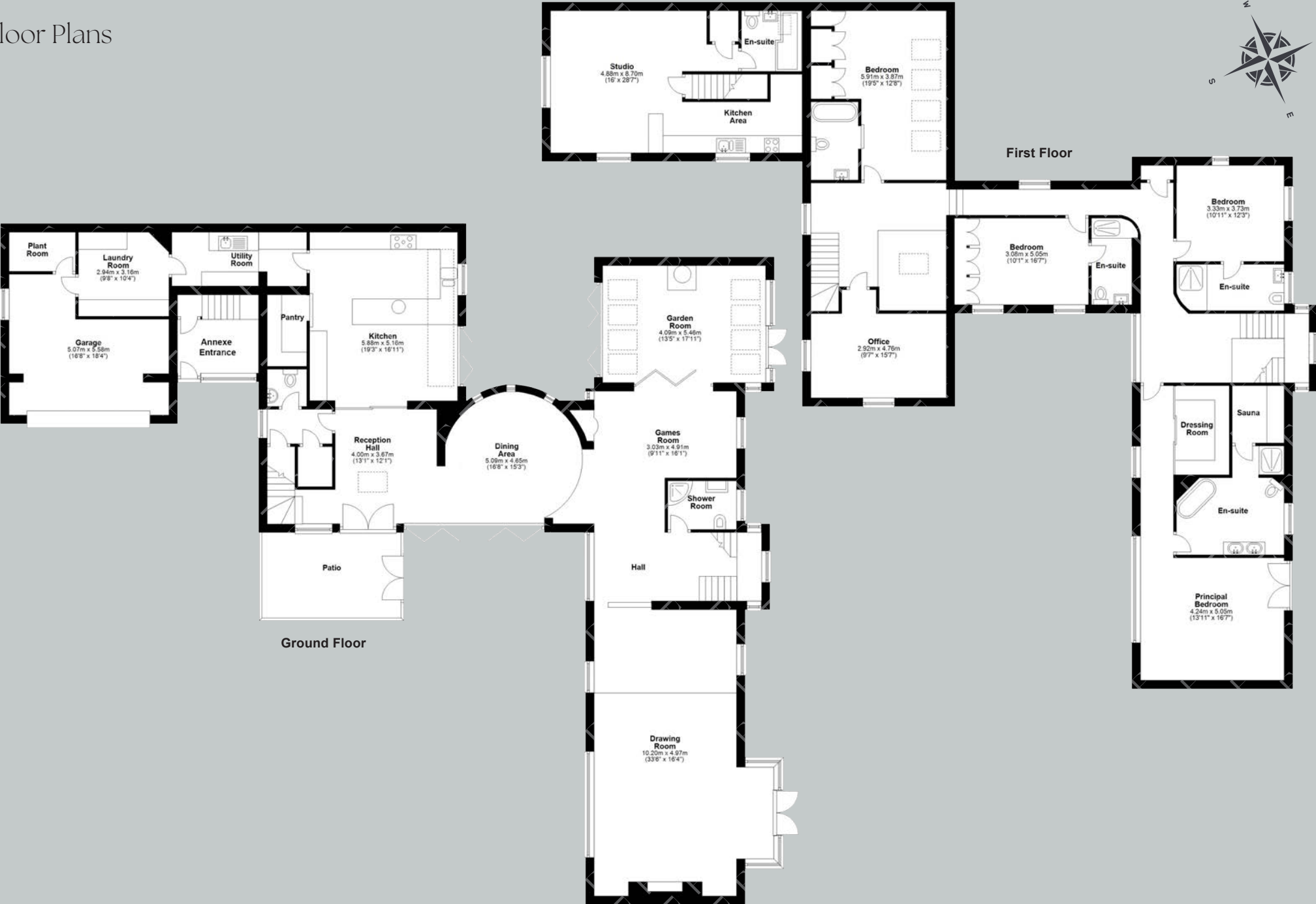
For schooling there is a First School and Middle School in the village, while senior schooling is offered in Hexham.

For the commuter, Corbridge is convenient for the A69 which gives excellent access to Newcastle in the east and Carlisle in the west, and onward to the A1 and M6. There is a railway station on the edge of the village which provides cross-country 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 very accessible.





Floor Plans



Total area: approx. 486.2 sq. metre (5233.8 sq. feet)

Google Maps

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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

Birchwood is connected to mains electricity, gas, water, and drainage, with gas-fired central heating in place. Underfloor heating extends throughout the ground floor, while the upper floor is served by traditional radiators. Additional features include a heat pump dedicated to the hot tub, a Ring camera security system, smart electric door locking, and programmable smart garden lighting.

Postcode

Council Tax

EPC

Tenure

NE45 5LA

Main House – Band G  
Annexe - Band A

Rating D

Freehold

## Viewings Strictly by Appointment

T: 0330 111 2266

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







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15 Market Place | Corbridge | Northumberland | NE45 5AW

0330 111 2266 | [contact@finest.co.uk](mailto:contact@finest.co.uk)

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