



## **SHOTLEY HOUSE**

THE TERRACE | SHOTLEY BRIDGE | COUNTY DURHAM







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A fine Grade II Listed Victorian house with exquisite period features set in an elevated position



### APPROXIMATE MILEAGES

Corbridge 15 miles | Gateshead 15 miles | Durham 16 miles | Newcastle International Airport 16 miles  
Newcastle City Centre 17 miles | Hexham 18 miles



### ACCOMMODATION IN BRIEF

Entrance Vestibule | Reception Hall | Drawing Room | Dining Room | Sitting Room | Snug/Study | Cloakroom  
Kitchen/Breakfast Room | Utility Room | Rear Hall | Wc | Galleried Landing | Master Bedroom with En Suite Shower  
Room | Guest Bedroom Suite with En Suite Shower Room and Dressing Area | Three further Double Bedrooms  
Family Bathroom | Second Bathroom with Sauna | Attic Room | Cellarage

Gardens | Courtyard | Driveway

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## LOCAL INFORMATION

Shotley Bridge is an appealing and convenient village, sitting in the Derwent Valley on the County Durham and Northumberland Border. It offers a range of local amenities such as post office, shops, restaurant, public houses and primary school. Consett offers several supermarkets, larger stores and professional services. Durham and Hexham provide more comprehensive services with excellent schooling, hospitals and a further choice of shops and eateries. For commuters the A1, A69, Newcastle Airport and City Centre are all extremely accessible.



## THE PROPERTY

Shotley House is a Grade II Listed Victorian gentleman's residence of manageable proportions, sitting in an elevated position with views over the Derwent Valley. This stunning house was constructed in the mid nineteenth Century and is constructed of natural stone surmounted by a slate roof with central cupola. The property is situated in a quiet position on The Terrace, a most appealing area within the village of Shotley Bridge.

Impressive solid wood double doors open into a magnificent reception hall with high ceilings, solid wood flooring, original fireplace and ornate cornicing. Throughout the house are large windows and bays synonymous with Victorian architecture, with original hardwood sash windows and shutters. In addition to these features are original hardwood doors, architraves, deep skirtings and decorative plasterwork. The crowning glory of this house is the imposing grand central staircase with original balustrading, flooded with natural light by the cupola in the roof. The drawing room is to the front of the house and has two beautiful bay windows, hand-painted cornicing and ceiling rose and open fireplace with Victorian marble surround. Also to the front of the house is the dining room with equally enchanting features including open fireplace with marble surround and dog grate and views. Two further reception rooms are of generous proportions and have doors to the garden. The kitchen/breakfast room contains a classic fitted kitchen and central island with cream units and black granite surfaces. Integral appliances include Leisure electric range with double oven and gas hob, electric double oven, microwave and dishwasher.



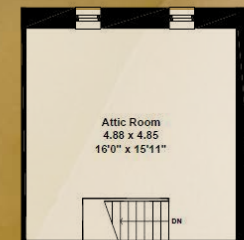
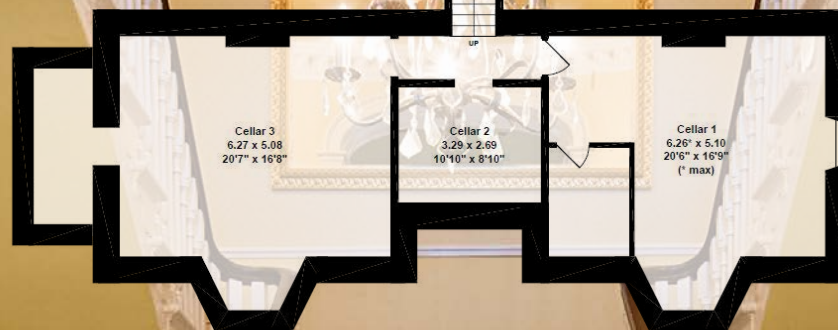


To one wall are original hand painted fitted cupboards, providing excellent further storage and the room has slate tiled floor. To the rear of the house is a rear hall leading to the courtyard, wc and generous utility room with cupboards, stainless steel sink and drainer and plumbing for washing machine. The generous cellars provide excellent dry storage and have sufficient headroom to create a cinema room or work space.

The first floor has elaborate gallery with high ceiling and open space with window to the front of the house. Throughout the first floor are also a prolific amount of period features including decorative cornicing and original doors and windows. The master bedroom is light and airy and is of large proportions with recently fitted wardrobes and en suite shower room. A further guest bedroom suite has dressing area with wash hand basin and en suite shower room and enjoys views over the valley below. There are three further double bedrooms (one with en suite wc) and two bathrooms. The recently fitted family bathroom is a contemporary white suite comprising bath, walk in shower cubicle, wash hand basin on vanity unit, heated towel rail, stylish tiling and under-floor heating. A second bathroom has sauna, corner bath with jets and a separate shower. A staircase leads from the first floor to an attic room with natural light.







Second Floor







## EXTERNALLY

The house is cloaked by mature trees and has a large expanse of lawn with well-stocked flower and shrub border. A timber summer house with decking is the perfect area for dining alfresco and faces the handsome north east elevation of the house. An interesting living wall garden, believed to date back to Victorian times remains on the exterior of the house and enjoys a high degree of sunlight.

## SERVICES

Mains water, electricity, gas and drainage.

## DIRECTIONS

From Corbridge and the A69, head south on to the A68 and continue over the Broomhaugh roundabout. After approximately 8 miles, turn left on the B6278 sign posted Shotley Bridge. Follow this road for approximately 3 miles to Shotley Bridge, crossing over the river and to the 'T' junction. Turn left, then immediately right onto Snows Green Road (signposted Medomsley). After approximately 1/4 mile turn right into The Terrace, follow the road up and to the right, where you will find the entrance to Shotley House is on the left.

## POSTCODE

DH8 0EY

## EPC

Rating E

## FIXTURES AND FITTINGS

All items such as carpets, curtains, light fittings and other items not mentioned in these sales particulars are specifically excluded from the sale but may be available by separate negotiation.

## COUNCIL TAX

Band G

## TENURE

Freehold



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## VIEWINGS STRICTLY BY APPOINTMENT

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