



DIPTON MILL COTTAGE

DIPTON MILL ROAD | HEXHAM | NORTHUMBERLAND



FINEST
PROPERTIES

*A beautifully renovated and
extended cottage situated in an
idyllic riverside setting*





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APPROXIMATE MILEAGES

Hexham 1.8 miles | Corbridge 5.6 miles | Newcastle International Airport 21.4 miles
Newcastle City Centre 23.3 miles

ACCOMMODATION IN BRIEF

Entrance Vestibule | Reception Hall | Drawing Room | Kitchen/Dining Room | Garden Room | Snug
Rear Hall | Utility Room | Master Bedroom with En-Suite | Guest Bedroom with En-Suite
Four Further Bedrooms | Family Bathroom

Annexe

Kitchen/Utility Room | Studio Bedroom | Bathroom | Wine Room

Externally

Gated Driveway | Courtyard | Double-Plus Garage | Extensive Gardens

Finest Properties | Crossways | Market Place | Corbridge | Northumberland | NE45 5AW

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THE PROPERTY

Dipton Mill Cottage is a delightful stone built cottage which is situated in an elevated riverside setting. The property has been significantly extended from the original house over the years and is now a substantial and attractive home, combining both contemporary and period features throughout.

The front door leads into the main entrance vestibule, with boiler cupboard and door leading through to the flagged reception hall; a light space with French doors to the outside, stairs to the first floor, understairs WC and double doors into the drawing room. The charming drawing room has a delightful inglenook fireplace and views over the garden.

The reception hall also provides access to the stunning kitchen, which is fitted with a combination of maple and metal fronted units with granite worktops, breakfast bar, central island, AGA, electric oven and hob, space for an American style fridge freezer and underfloor heating throughout. The kitchen has an open plan aspect through to the garden room and dining areas, both of which provide a great space for entertaining. The open plan design continues through with a snug located off the kitchen offering a comfortable area to sit with double doors to the courtyard at the front of the property and a wood burning stove. The rear hall gives access to the utility room with a range of units, sink, plumbing for a washing machine and space for a tumble dryer. The rear hall, with storage cupboards, has external access to the gardens, parking area and is used as the main entrance by the current owners.

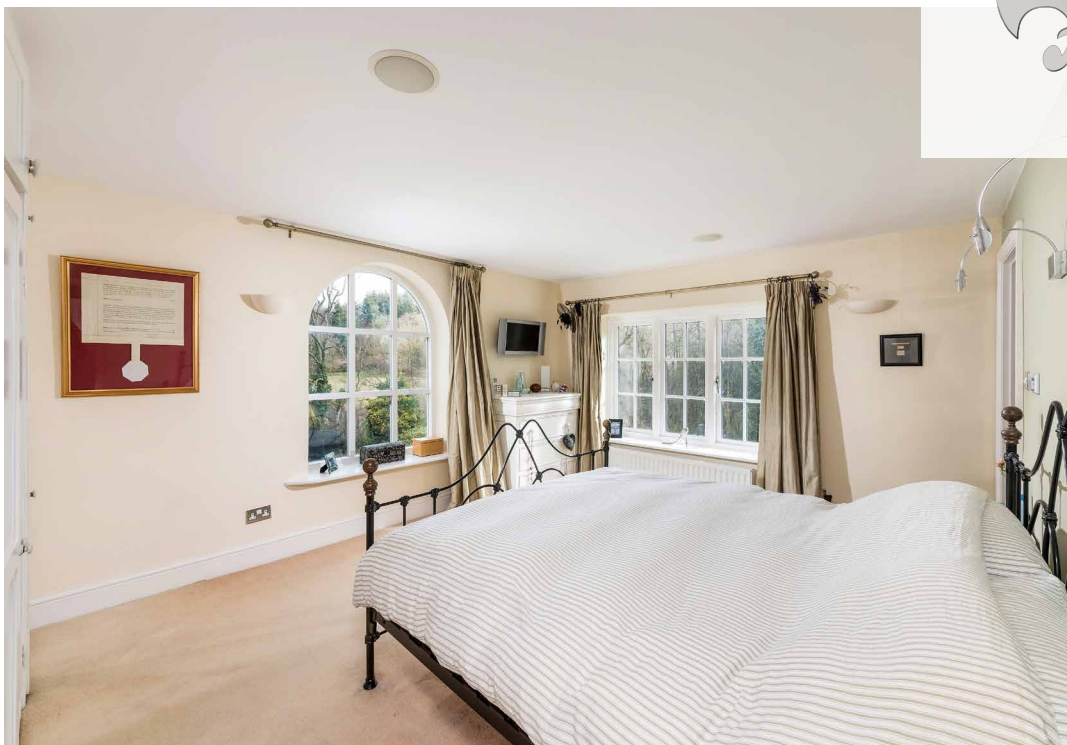


Stairs from the reception hall lead to the first floor landing and bedroom accommodation. The master bedroom suite enjoys dual aspect over the gardens, built in wardrobes and an en-suite shower room with storage, walk in shower, wash-hand basin and WC. The guest bedroom is a charming room, also benefiting from fitted wardrobes, with beamed ceiling and en-suite shower room comprising shower cubicle, wash basin and WC. Four further bedrooms, two with fitted wardrobes, complete the bedroom accommodation along with a family bathroom comprising bath, shower, wash-hand basin and WC. The bathroom and en-suites all benefit from underfloor heating.

EXTERNALLY

Dipton Mill Cottage is approached by a private timber-gated driveway, which leads to the detached double-plus garage. The garage is currently configured with a workshop space and temperature controlled wine store on the ground floor. To first floor, the garage comprises a studio living area with separate kitchen/utility room and shower room with WC; all of which would lend itself to annex accommodation.

The cottage is set within extensive private grounds. Tiered lawns and a raised stone-flagged terrace which surrounds the property on two sides give a variety of areas to sit and entertain. The grounds are nestled in surrounding woodland to the North and West and include the picturesque West Dipton Burn.

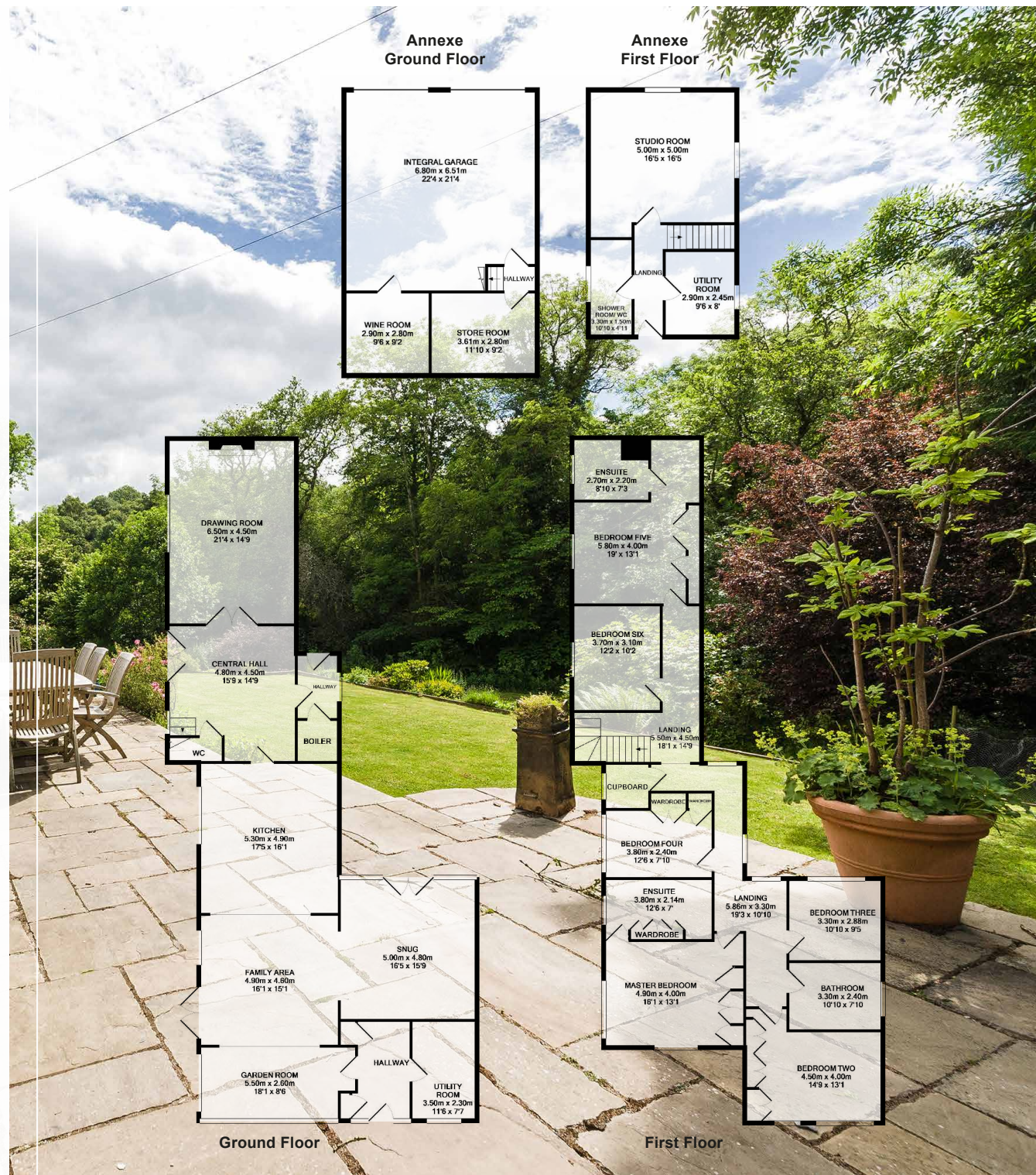


LOCAL INFORMATION

Hexhamshire is a peaceful, rural area situated south of Hexham and west of Slaley; it combines seclusion and privacy and all the attractions of rural life with the benefit of the attractive market town of Hexham being nearby. The area is a haven for wildlife with owls, hares, deer and abundant bird life to enjoy. The beautiful surroundings include a network of local walks and other country pursuits, including golf courses and a racecourse. The nearby hamlet of Whitley Chapel has an active Village Hall and St Helen's Church serving the community. A short walk away lies the awarding winning Dipton Mill Inn which offers local beers and homemade food. Hexham offers a good range of local services, a number of supermarkets, a selection of shops and a regular farmer's market, professional services, a leisure/sports centre, an independent cinema, theatre and hospital. The charming village of Corbridge also offers a wide variety of local amenities including a range of artisan shops, a renowned delicatessen, supermarket, restaurants, inns, doctor and dentist surgeries, community services and a garage. Nearby Matfen Hall, Slaley Hall and Close House offer excellent leisure facilities and Newcastle city centre is within easy reach and provides further comprehensive cultural, educational, recreational and shopping facilities.

For schooling, there are first schools in Hexham and Whitley Chapel while middle and high schooling is available in Hexham. In addition, Mowden Hall Preparatory School, provides private education from nursery up to 13 years. There are also several private day schools in Newcastle with transport available from Hexham as well as Brocksbushes Farm Shop.

For the commuter, the A69 is a short drive away and provides easy access to Newcastle International Airport, Newcastle City Centre and Carlisle with onward access to the A1 and M6. The railway station at Hexham provides regular cross-country services to both Newcastle and Carlisle, which in turn link to main line services to major UK cities north and south.





SERVICES

Mains electricity and water, oil central heating and private drainage.

DIRECTIONS

From the centre of Hexham take the B6306 (Eastgate) out of town, after 0.2 miles turn right onto Dipton Mill Road and continue for approximately 1.6 miles. Dipton Mill Cottage can be found on the left-hand side.

POSTCODE

NE46 1YA

COUNCIL TAX

Band G

EPC

Rating D

TENURE

Freehold



VIEWINGS STRICTLY BY APPOINTMENT

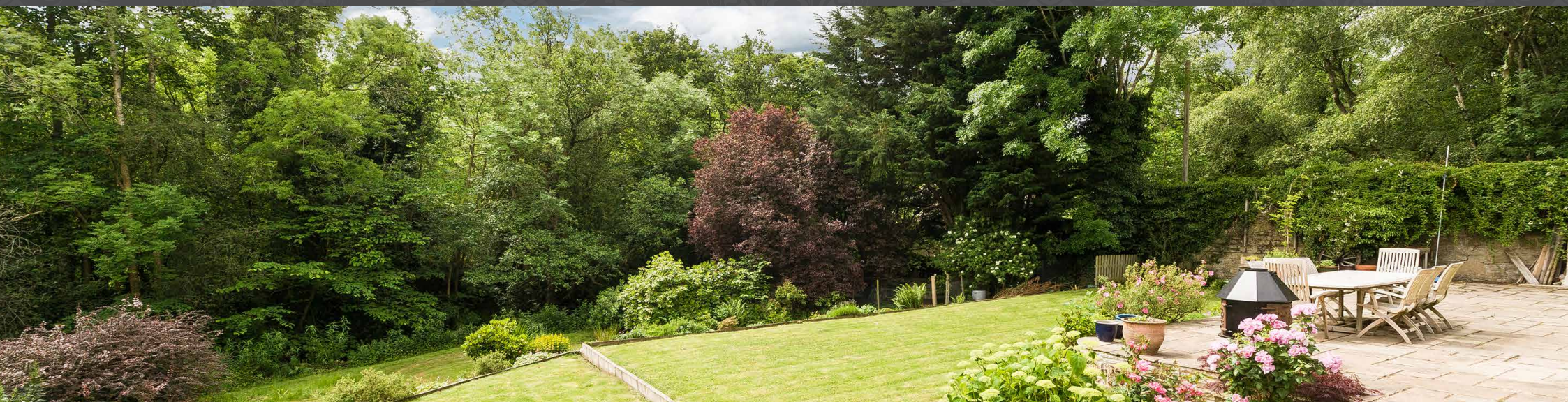
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