



THE LINNELS

HEXHAM | NORTHUMBERLAND



FINEST
PROPERTIES

*An imposing country house and
separate coach house standing in a
beautiful historic riverside position*





THE LINNELS

HEXHAM | NORTHUMBERLAND

APPROXIMATE MILEAGES

Corbridge 3.4 miles | Hexham 2.6 miles | Newcastle International Airport 18.5 miles
Newcastle City Centre 21.3 miles

ACCOMMODATION IN BRIEF

THE LINNELS

Entrance Vestibule | Reception Hall | Drawing Room | Dining Room | Sitting Room | Garden Room | Orangery
Kitchen | Butler's Pantry | Two Larders | Rear Entrance Hall | Master Bedroom Suite
Guest Bedroom with En-Suite Shower Room | Two Further Bedrooms
Jack and Jill Bathroom | Fifth Bedroom | Study

THE COACH HOUSE

Kitchen Breakfast Room | Master Bedroom with En-Suite Shower Room | Two Further Bedrooms
Jack and Jill Bathroom | Sitting Room

EXTERNALLY

Two Garages | Original Stables | Workshops | Former Mill | Extensive Gardens and Grounds

In total approximately 12 acres

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

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THE PROPERTY

The Linnels, a former coaching inn, is believed to date back to around 1897 and occupies a truly beautiful setting within the Northumberland countryside. The enchanting location extends over 12 acres and is ideally situated for access to the surrounding amenities. The history encapsulated within The Linnels is epitomised with a 17th-Century, Grade II* Listed mill and has also been historically referenced by Pevsner. Although this is now redundant, the original machinery and mill race are still in situ with the weir flowing into the Devils Water which runs along the boundary and under the historic Linnels Bridge. The Linnels is also referred to in Arthur Wainwrights, "A Pennine Journey", a time when the house and its gardens were admired from the bridge whilst out on one of his walks.

The main house has been extensively renovated over the years, sympathetically blending the historical charm with more modern day living requirements. The high ceilings with ornate plaster work, original doors, decorative stained glass and impressive carved woodwork throughout the property is very much in keeping with the Victorian era, whilst the modern twists of double glazing and underfloor heating appeal to the modern requirements.

A charming entrance vestibule sits on the eastern elevation of the property with original Victorian tiles to the floor and leading through to the reception hall which is a magnificent focal point for the house. An exquisite, oak paneled ceiling in a herringbone design, contrasts with the oak flooring and remarkable carved arch which separates the reception hall to the front with the rear hall to the back. An elegant drawing room with elaborate plasterwork to the ceiling and an open fire provides a more formal room which is flooded with natural light from the bay window to the front, glazed double doors to the side with intricate stained glass above. The garden room, constructed with an aluminum frame, offers a beautiful outlook to the surrounding gardens which can be accessed from both the drawing room and the garden room.

The dining room is of generous proportions with a high mantled mahogany fireplace to one end and three windows offering dual aspect. A relaxed sitting room provides a more day to day living space with magnificent bay window looking toward the approach for the property whilst an inglenook style alcove adds to the charm. A cloakroom with separate WC sits to the end of the inner hallway with butler's pantry adjacent.



A stunning orangery is located to the rear of the property with a fabulous outlook to the south and west. The orangery is a more contemporary addition to the property with tiled floor flowing through to the kitchen and two sets of French doors out to the patio. Ceiling lights in both the kitchen and orangery give an atrium effect, flooding the rooms with natural light. The kitchen sits central to the house and is fitted with a high quality, Smallbone kitchen offering a range of hand painted units with complementary granite work surfaces as well as contrasting oak work surface to the dresser style unit. A central island incorporates further storage, Falcon wine cooler and breakfast bar. The impressive oil fired Aga with electric Aga companion attached is set within a tiled recess, whilst further integral appliances include a Belfast sink, dishwasher and space for an American style fridge freezer within a discreet alcove with larder cupboard opposite. Access from the kitchen links through to the inner hallway.

Off the kitchen is the rear hall with external access, ideally suited to a more convenient everyday access with two substantial larders and the former servant's stairs to the first floor. A useful utility room with fitted cupboards, plumbing for a washing machine and space for a tumble dryer sits to the side of the house and also offers external access.

The impressive mahogany staircase leads to a first floor galleried landing with charming leaded window with stained glass at half landing level. An impressive master suite enjoys stunning views over the river with a charming window seat set within an Oriel bay window, log effect gas fire to the bedroom area, a walk-in wardrobe, washroom with wash hand basin, WC and bidet leading into the wet room. A bath is neatly hidden away off the hallway with charming window overlooking the countryside.

Two double bedrooms, both with built in cupboards, centre around a Jack and Jill bathroom fitted with a shower cubicle, bath, wash hand basin and WC. A guest bedroom sits to the north with en-suite shower room set into a bay on the corner of the house with shower cubicle, wash hand basin and WC. A fifth bedroom overlooks the garden to the rear and links through to an ideal study space with stairs leading back to the ground floor.



THE COACH HOUSE

The Coach House is a detached stone built property providing separate living accommodation and is ideally suited for an annexe or business opportunity. A breakfast kitchen to the ground floor is fitted with a range of units, stainless steel sink and space for various appliances. The stairs lead to the first floor landing with generous sitting room to one end with stunning outlook over the surrounding grounds, vaulted ceiling and charming Juliette balcony.

Three bedrooms are located on the first floor with a master bedroom with en-suite shower room, two further double bedrooms and a bathroom with shower over the bath, wash hand basin and WC.

The ground floor of The Coach House incorporates the original Victorian stable block offering 4 bays with cobbled floor and stable door leading to the rear of the building. The first garage has mezzanine level above and sits adjacent to a further garage space, both of which have power and lighting connected. There is a fifth stable and workshop attached.



EXTERNALLY

The Linnels is nestled amongst impressive gardens and grounds extending to approximately 12 acres. The main entrance to the house is via electric wooden gates set into a beech hedge, which lead onto the main drive with The Linnels on one side and The Coach House on the other. A graveled parking area gives ample space for a number of vehicles surrounded by stone rockery beds. A further entrance is located to the side of The Coach House giving access to the paddock.

The gardens have been extremely well maintained and offer a variety of different spaces to enjoy the surroundings. The Devils Water flows around the eastern and southern boundaries with charming stone arbour with a pitched roof ideally situated to look over the water and river embankments. The main gardens are laid mainly to lawn with a wide variety of plant and tree species throughout including rhododendrons, azaleas and acacia trees. The formal gardens which immediately surround the house flow through to a more expansive area mainly laid to lawn with enclosed vegetable garden before leading into the enchanting woodland.

The woodland offers an idyllic retreat leading down to the weir which has previously fed into the mill race which flows throughout the woodland. A number of delightful stone bridges add to the enchanting setting with paths meandering their way through the woodland. A disused swimming pool is hidden within the grounds and is thought to have been a breeding pool for trout.

The former mill sits on the bank of the Devils Water and is an important historical building within the grounds. The original workings of the mill are still in situ encapsulating a real sense of history and charm.

The Linnels benefits from two paddocks, over different levels with a mature area of woodland in-between.





LOCAL INFORMATION

The property is ideally placed for all the day-to-day amenities offered by the bustling market town of Hexham. Besides a number of well-known supermarkets the town boasts several independent specialist shops such as a delicatessen, butcher, greengrocer, bookshop and bi-monthly farmers' market. Hexham also has a good selection of schools, professional services and medical/hospital facilities whilst leisure opportunities range from a sports centre with an indoor pool to a cinema and theatre/arts centre.

The historic Hexham Abbey, one of the oldest churches in England, is at the heart of the town whilst the beautiful surrounding area provides innumerable opportunities for walking, cycling, riding and other country pursuits. Hexham is also noted for its close proximity to Hadrian's Wall and Northumberland National Park as well as its golf courses, sports clubs and racecourse.

The nearby charming and historic village of Corbridge, offers additional amenities including an enviable array of antique and artisan shops while nearby Matfen Hall and Slaley Hall offer excellent golf, spa and sporting facilities. Newcastle city centre is also within easy reach and provides further comprehensive cultural, educational, recreational and shopping facilities.

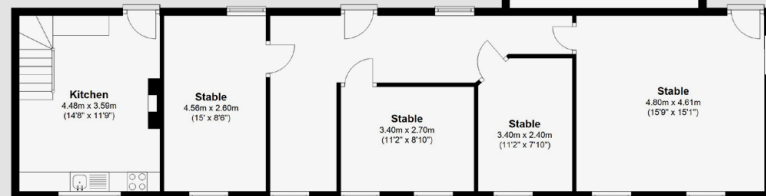
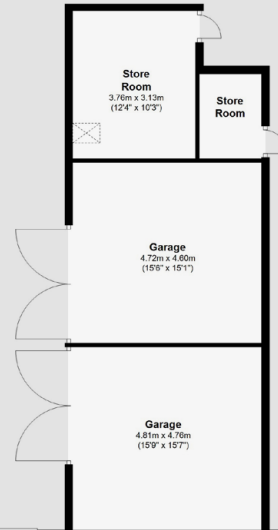
For the commuter, the A69 provides excellent access to Newcastle and the A1 to the east, or Carlisle and the M6 to the west. The railway station at Hexham provides regular cross-country services to Newcastle and Carlisle, where connecting main line services are available to major UK cities north and south of the border. Newcastle International Airport is also within easy reach.



The Coach House First Floor



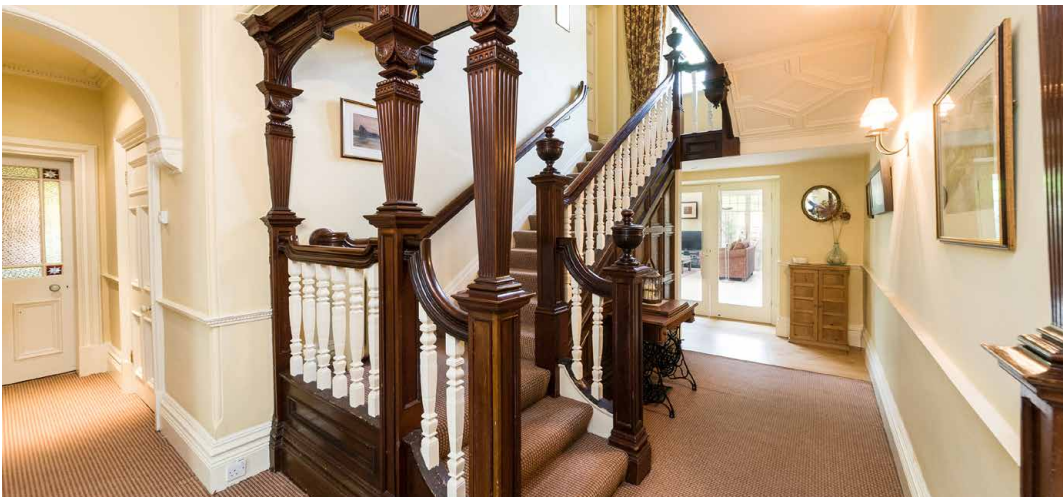
The Linnels First Floor



The Coach House Ground Floor



The Linnels Ground Floor



SERVICES

Mains electricity. Private water and drainage.
Oil fired central heating.

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.

DIRECTIONS

From Hexham town centre: at the Tap & Spile pub, turn into Eastgate and follow the road up the hill passing Fellside and Quarry Edge (half way up the hill) on the left. Continue for approximately 2 miles and The Linnels can be found on the right hand side, prior to reaching the Linnels Bridge.



POSTCODE

NE46 1TS

COUNCIL TAX

Band H

EPC

Rating E

TENURE

Freehold

VIEWINGS STRICTLY BY APPOINTMENT

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