



CUILFAIL

20 APPERLEY ROAD | STOCKSFIELD | NORTHUMBERLAND



FINEST
PROPERTIES

*A striking and substantial house with
high quality internal finish, standing
in a beautiful and generous plot*





CUILFAIL

20 APPERLEY ROAD | STOCKSFIELD | NORTHUMBERLAND

APPROXIMATE MILEAGES

Stocksfield Station 1.2 miles | Corbridge 6.6 miles | Hexham 8.9 miles
Newcastle City Centre 13.8 miles | Newcastle International Airport 14.8 miles

ACCOMMODATION IN BRIEF

Entrance Vestibule | Reception Hall | Sitting Room | Reception Room | Open Plan Kitchen and Family Room
Larder | Study | Utility Room | Boot Room | Downstairs Cloakroom

FIRST FLOOR

Master Bedroom with En-suite Bathroom | Three Further Double Bedrooms
Jack & Jill Shower Room | Shower Room

SECOND FLOOR

Bedroom with En-suite Bathroom | Games Room | Gym

Garage | Parking | Gardens | Tennis Court | Sun Terrace & Outdoor Kitchen Area | Roof Terrace | Shed

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

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THE PROPERTY

Cuilfail is an immaculately presented property with an attractive façade of red brick under a slate tiled roof, enjoying arguably one of the finest plots on the entire Painslawfield Estate. This stunning property offers bright and well-proportioned five bedroom accommodation set over three floors with an extensive and private terraced south facing rear garden with the added benefit of a tennis court.

The front door leads into the entrance vestibule with a multi-glazed door leading to the main reception hall. The hall, with panelled walls and wooden floor covering, leads to all of the principal ground floor accommodation and stairs to the first floor. At the heart of the property is the spectacular open plan kitchen and family room which spans the full width of the house and benefits from polished natural limestone flooring with underfloor heating. The kitchen sits to the front elevation and offers superb, bespoke Bridgewater Neptune wall and floor units with glazed display cabinetry, contemporary fixtures and fittings. There is a magnificent gas fired Aga with electric Aga companion featuring double fan oven and ceramic hob, complementary granite work surfaces and a central island which benefits from a Belfast sink and integrated dishwasher. There is a useful walk-in larder and space for an American style fridge freezer. Off the kitchen is a boot room which gives access to a utility room with a further range of wall and floor units, Belfast sink, plumbing for a washing machine and two boilers. A cloakroom is also available with WC and wash-hand basin.

The kitchen also has a dining area with ample space for a dining table and chairs, which then lends a natural flow through to the impressive family room at the rear. This light and bright contemporary space offers dual aspect floor to ceiling sliding doors which flood the room with natural light and offer views of the south facing private gardens, along with access to the sun terrace and outdoor kitchen area.

Access to the cosy sitting room is from either the dining area or reception hallway and sits to the rear elevation. This is a welcoming room of good proportions offering a wood floor covering, an open working fire with attractive stone fire surround with a slate hearth and lovely views across the garden.

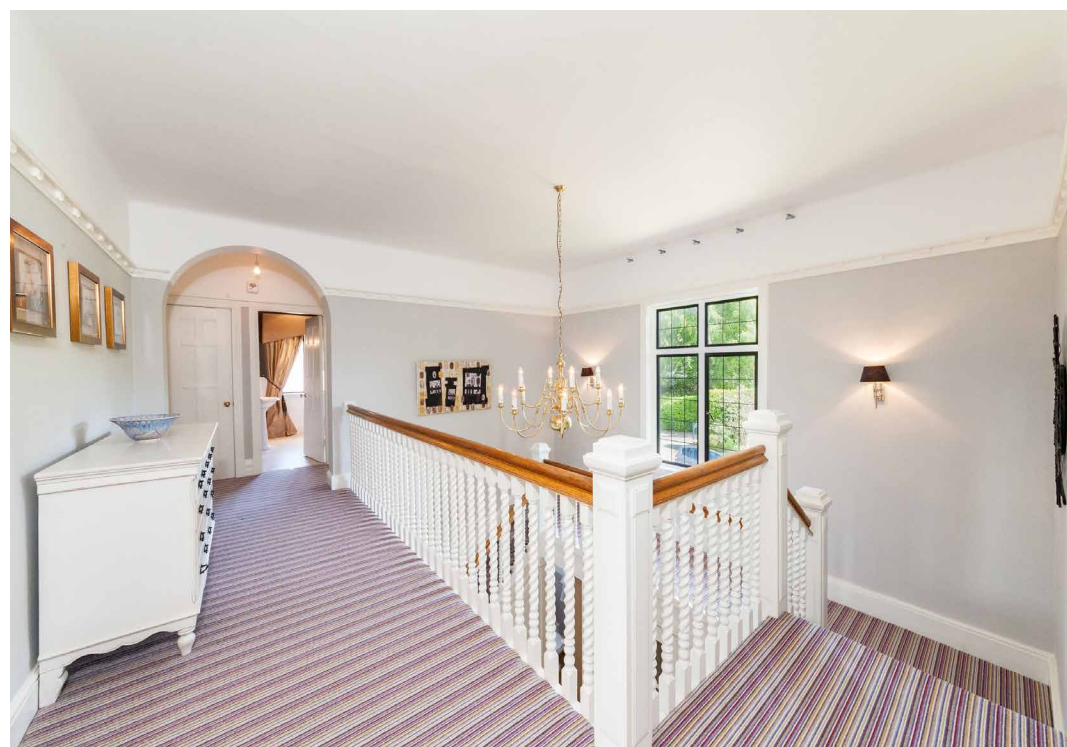
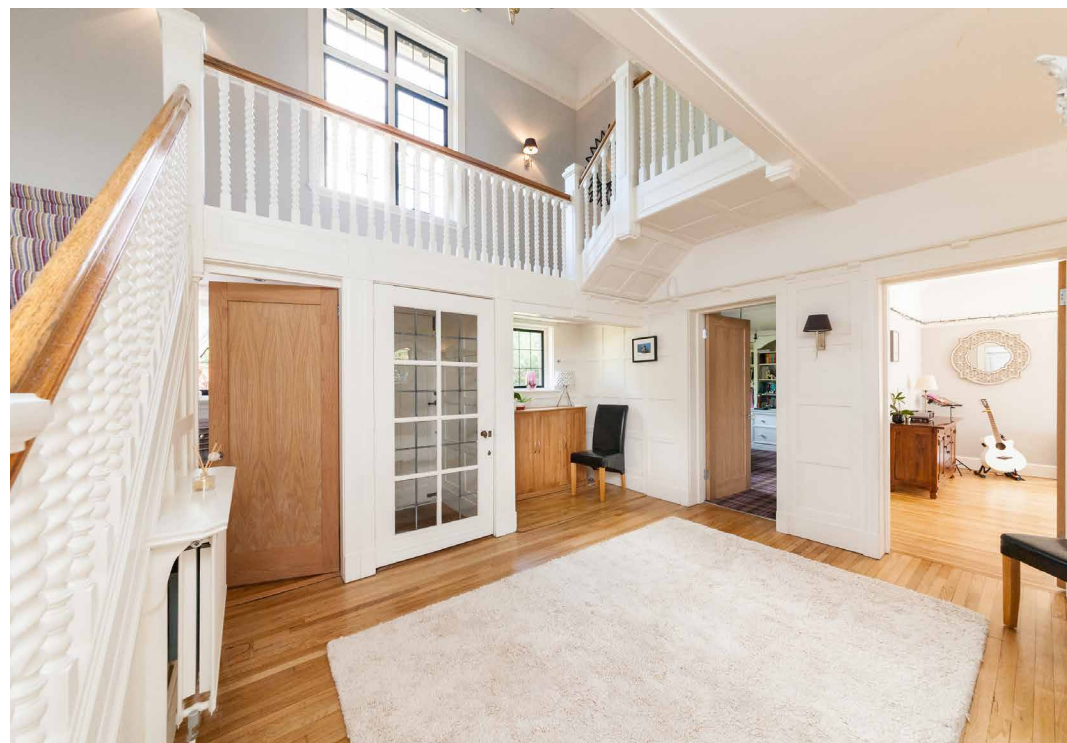


The second reception room also sits to the rear elevation and benefits from dual aspect with a bay window to the side and bi-fold doors to the rear, wooden floor, a feature gas fire on a marble heath along with picture rails and attractive plaster detailing to the ceiling. A study overlooks the front gardens and benefits from built-in shelving and cabinetry to one wall and into the alcove, a gas fire with marble hearth and attractive surround.

From the reception hall, an impressive “Barley Twist” design staircase leads to the bright and spacious double galleried landing which is bathed in natural light from a picture window and offers access to the upstairs accommodation. The bedroom accommodation is primarily on the second floor with a further staircase leading from the landing.

The master bedroom sits centrally to the rear elevation. A room of generous proportions it offers a built-in window seat, fitted wardrobes and a fabulous en-suite bathroom, comprising tiled floor, a white suite with free standing bath, two wash-hand basins set within attractively designed vanity units with granite surfaces and separate walk-in corner shower, WC and heated towel rail. An additional feature is the private decked roof terrace which is accessed through bi-fold doors. This stunning, contemporary roof terrace featuring frameless glass balustrade and walk-on glass to the family room below is the perfect place to enjoy the late evening sun.

Two double bedrooms, to the front and rear elevations, share a Jack & Jill shower room, with walk in shower, wash-hand basin, WC and heated towel rail. A further double bedroom is served by a shower room and there is also a useful airing cupboard. A concealed staircase leads to the second floor. This space is currently used as a gym, a games room and a further generous bedroom with en-suite bathroom comprising a white suite with bath, wash-hand basin and WC. The accommodation on this floor could lend itself to a number of uses; it benefits from generous eaves storage, beams to the roofline and Velux windows.





EXTERNALLY

Cuilfail is approached through attractive electric wrought iron double gates onto a tarmacadam driveway which leads to a parking area for several cars at the front of the property. The detached garage has a remote-controlled roller shutter door and also benefits from power and light, a sink and storage to the apex, a window to the rear and door to the side. The well-established gardens are enclosed with beech hedged boundaries offering a high degree of privacy.



To the rear, the wonderful and expansive sun terrace and outdoor kitchen area features a wood fired pizza oven with built in storage units on Ipe hardwood decking, providing the perfect place to enjoy all the benefits of al-fresco entertaining, along with easy access to the house and garden. Steps lead to the gently terraced gardens, primarily laid to lawn, with mature trees, shrubs, flower borders, a small pond and vegetable patch. To the furthest part of the garden a tennis court is ideally placed for those who enjoy a challenge. In all the grounds extend to around 1.2 acres.



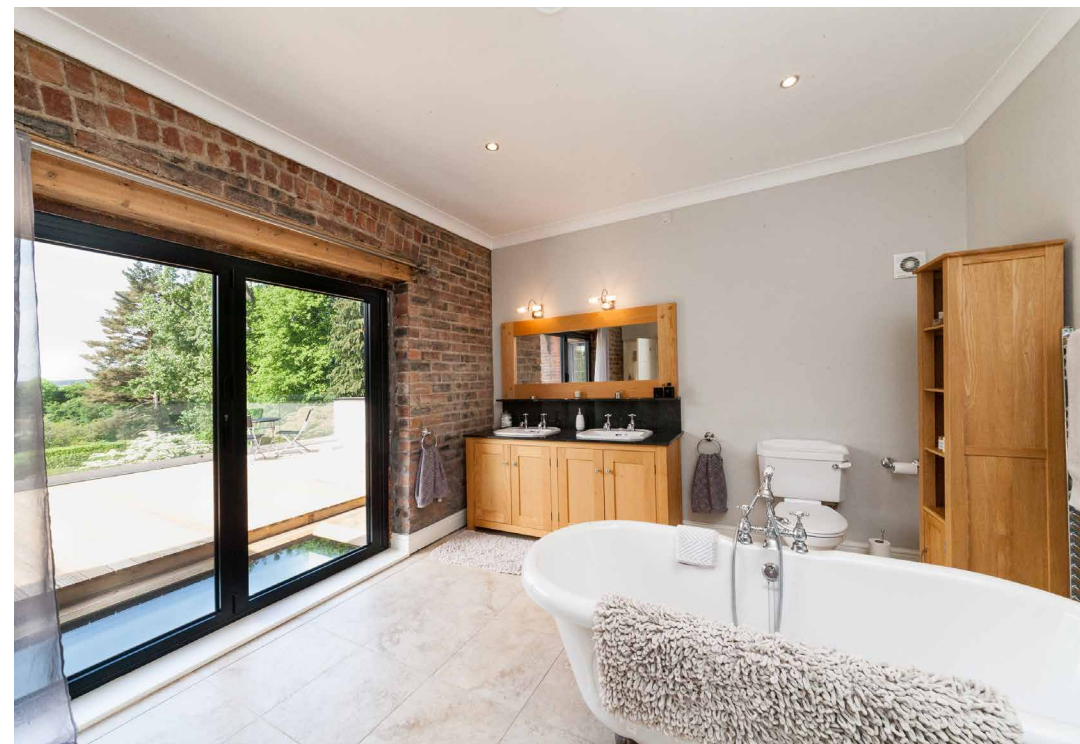


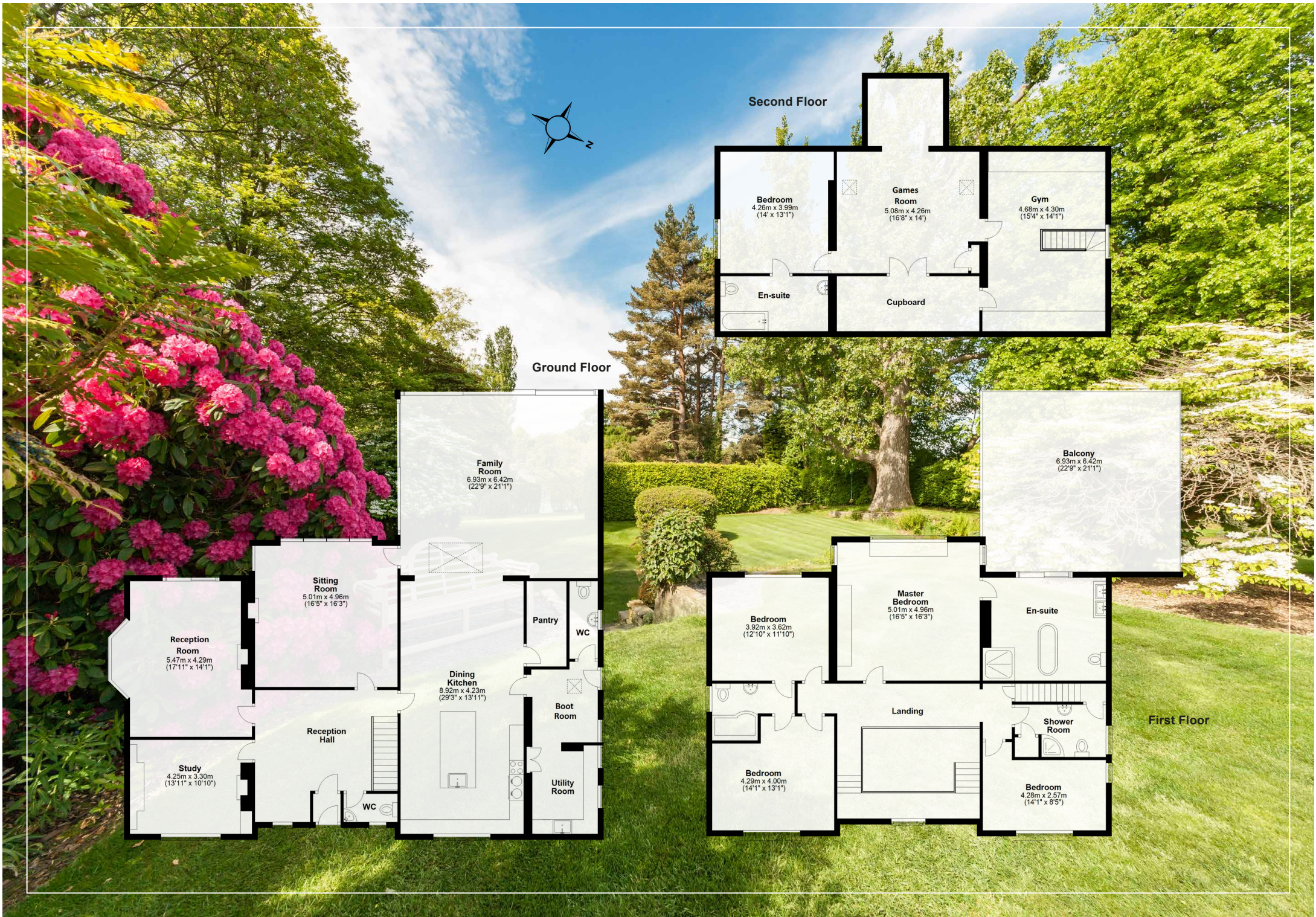
LOCAL INFORMATION

Stocksfield is a popular, attractive Tyne Valley commuter village situated on the south bank of the River Tyne. The village offers local amenities including a range of shops, doctors' surgery, garage, post office and sports facilities including a golf course and tennis club. The Painshawfield Estate has been reported to be one of the most attractive housing estates in the North East of England. The village provides an excellent alternative to city life, giving an opportunity to enjoy the rural situation with good access to city and business centres. For the outdoor enthusiast, the beautiful surrounding Northumberland countryside offers stunning views and excellent walks. Nearby Corbridge has 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, while Matfen Hall and Close House offer excellent leisure facilities including spa, gym, golf courses and driving range. The market town of Hexham provides further professional, retail and recreational services including a hospital while Newcastle city centre provides comprehensive cultural, educational, recreational and shopping facilities.

For schooling, there is a primary school in the village, while senior schooling is available in Prudhoe and Hexham. In addition, Mowden Hall Preparatory School provides private education from nursery up to 13 years, and there are several private day schools in Newcastle.

For the commuter, there are excellent road links east and west to Newcastle and Carlisle, with onward access to the A1 and M6 respectively. The rail station in Stocksfield provides regular cross-country services, which in turn link to other main line services to major UK cities. Newcastle International Airport is also easily accessible.





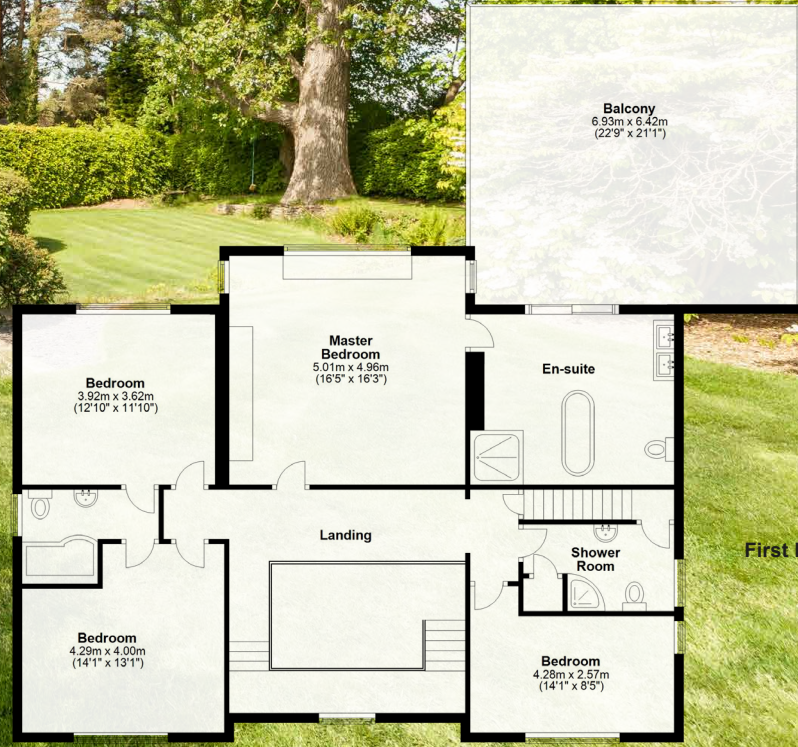
Second Floor



Ground Floor



First Floor





SERVICES

Mains electricity. Mains Gas. Mains water and drainage.

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 Corbridge take the B6321 out of the village going over the River Tyne. At the roundabout take the first exit onto Station Road (B6529). Follow this road onto Tinkler's Bank and continue on the A695 for about 5.4 miles, going through Riding Mill and straight across the roundabout to Stocksfield. Turn right onto Cade Hill Road and then left onto Apperley Road; follow the road for about 0.4 miles and the driveway entrance to Cuilfail is on the right hand side.

POSTCODE

NE43 7PG

COUNCIL TAX

Band G

EPC

Rating D

TENURE

Freehold



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