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# MORNINGSIDE

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RIDING MILL | NORTHUMBERLAND



**FINEST**  
PROPERTIES

*A former Blacksmith's forge converted  
and extended into a spacious home  
in a desirable village location*







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## APPROXIMATE MILEAGES

Corbridge 3.1 miles | Hexham 6.2 miles | Newcastle International Airport 15.5 miles  
Newcastle City Centre 16.1 miles

## ACCOMMODATION IN BRIEF

### MORNINGSIDE

Entrance Porch | Sitting Room | Dining Room | Snug | Kitchen/Breakfast Room | Orangery  
Utility Room | Four Bedrooms | Family Bathroom | Shower Room | WC

Block Paved Driveway | Gardens | Summer House | Greenhouse | Shed | Wood Store

### THE ANNEXE

Entrance Vestibule | Sitting Room | Kitchen  
Bedroom with En-suite Bathroom

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

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## THE PROPERTY

Morningside is a former Blacksmith's forge built circa. 1890, situated in a desirable Tyne Valley village. Redeveloped and extended several times since the 1970's when it was used as a Bed & Breakfast facility, there is scope and potential to modernise, reconfigure and create a beautiful home. The flexible living space and the configuration with the adjoining Annex makes the property suitable as dual generation living, one large integral property or to have the benefit of an additional income stream. The property stands in a good sized plot with parking and gardens to the rear and side.

An entrance porch with solid wood door leads through to the principal reception rooms and central staircase to the upper floor. The sitting room sits to the front elevation and offers dual aspect to the front and side and a generous inglenook fireplace with multi-fuel stove on a quarry tile hearth. There is recessed lighting to the chimney breast and a substantial wooden fire surround. The dining room, also to the front elevation is another room of generous proportions and offers a gas fire on a tiled hearth with a decoratively tiled fire surround. The snug is off the dining room, also with dual aspect; this could lend itself to a number of uses such as a study, TV room or children's play room.

To the rear of the property is the kitchen/breakfast room which is light and bright with an apex skylight. It benefits from a good range of high gloss wall and floor units, integrated double oven, ceramic hob and cooker hood. There is independent space for a dishwasher and fridge freezer and ample space for a table and chairs off the kitchen. The useful utility is off the breakfast area which in turn leads to the orangery sitting to the rear of the property, offering floor to ceiling windows and French doors giving access to the sun terrace.





Upstairs there are four bedrooms, all of generous size with varying degrees of flexibility; these are served by the family bathroom comprising bath with shower over, wash-hand basin, heated towel rail and WC. A further shower room and separate WC are also located on this floor along with access to the loft space.

The Annex has an independent entrance to the front along with an integrated entrance from the main house. To the ground floor is an open plan sitting room with kitchen off, with a range of floor and wall units along with a useful walk-in storage cupboard. The staircase is galleried to the sitting room with Velux windows to the roof space, flooding the area with natural light. The bedroom benefits from sliding wardrobes and an en-suite bathroom with bath, corner shower, wash-hand basin and WC. The sale will include all carpets, curtains, light fittings and fitted cupboards.

## EXTERNALLY

Morningside sits in a good sized plot with a block paved driveway and well maintained gardens to the side which are mainly laid to lawn with some raised planting beds. There is a summerhouse and greenhouse, whilst at the rear of the property a west facing sun terrace is perfectly placed to enjoy the evening sun.



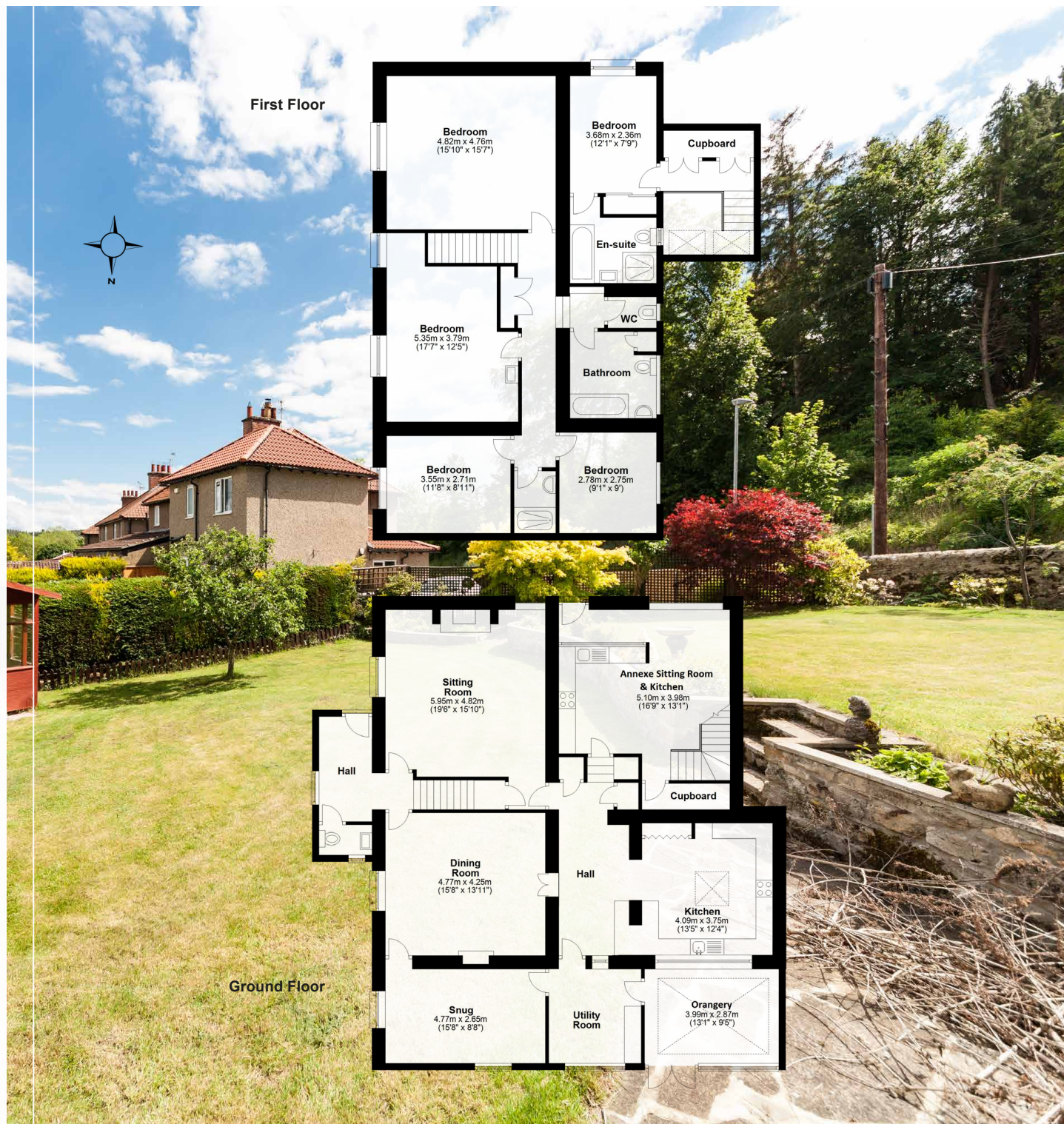


## LOCAL INFORMATION

Riding Mill is a popular commuter village in the Tyne Valley. The village offers a good range of local amenities including the Wellington Hotel public house, two active village halls, churches for various denominations, an extensive selection of clubs and societies, a tennis club and a twice-weekly village café. The nearby historic village of Corbridge offers 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, Close House and Slaley Hall offer excellent leisure facilities. The attractive, bustling market town of Hexham offers a full range of amenities with larger supermarkets, a good range of shops including independent delicatessen, butcher, baker, greengrocer and bimonthly farmers' market, professional services, leisure/sports centre, cinema, theatre and a hospital. Newcastle city centre is also within easy reach and provides comprehensive cultural, educational, recreational and shopping facilities.

For schooling, there is a First School in the village, an excellent Middle School in Corbridge and senior schooling is offered in Hexham. There are also excellent private schools in the vicinity with Mowden Hall Preparatory School just outside Corbridge that provides education from nursery up to 13 years together with a selection of day schools in Newcastle.

For the commuter, the A69 provides excellent access to Newcastle to the east and Carlisle to the west and onward access to the A1 and M6. The rail station in Riding Mill provides regular cross country services to Newcastle and Carlisle, where connecting main line services are available to major UK cities north and south. Newcastle International Airport is also within easy reach.







## SERVICES

Mains water, electricity, gas 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 (A695) and continue for about 2 miles into Riding Mill. Morninside can be found after a short distance on the left hand side before you reach the Duke of Wellington Public House.



## POSTCODE

NE44 6HL

## COUNCIL TAX

Band G

## EPC

Rating D

## TENURE

Freehold

## VIEWINGS STRICTLY BY APPOINTMENT

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