

The Gables

FOURSTONES | HEXHAM | NORTHUMBERLAND



FINEST
PROPERTIES



An impressive stone-built three storey property with fantastic views in a desirable village location

Corbridge 7.8 miles | Hexham 3.9 miles | Newcastle International Airport 22.4 miles
Newcastle City Centre 25.2 miles





Accommodation in Brief

Entrance Vestibule | Reception Hallway | Sitting Room | Study | Dining Room
Kitchen/Breakfast Room | Utility Room | Downstairs Bedroom | WC | Family Room
Bar & Entertainment Room | Master Bedroom with En-suite Bathroom
Guest Bedroom with En-suite Shower Room | Two Further Bedrooms
Family Bathroom

Integral Double Garage | Driveway | Gardens
Three Patios/Sun Terraces | Shed







The Property

The Gables, built in the 1980's, is a stone under slate detached property located in a quiet and peaceful village location with fabulous countryside views. The property is of good size and well maintained and offers flexible accommodation over three floors, with the added benefit of scope for further development if required, subject to the necessary planning consents. Steps lead to the partially glazed front door and entrance vestibule and onwards to the spacious reception hallway. Set within a central position, the hallway gives access to the main reception rooms, kitchen, downstairs cloakroom and WC and staircase to the upper and lower floors.

Double doors lead to the naturally bright and spacious sitting room, a welcoming room with a large picture window to enjoy the fabulous views of the surrounding countryside. It benefits from an open working fire with a decorative tiled insert and hearth with a wood surround. A single glazed door leads from the sitting room to the study/therapy room.

To the opposite side of the reception hallway is the kitchen and breakfast room. The kitchen offers dual aspect to the front and side along with bespoke maple wood wall and floor units with complementary granite work surfaces, sink and drainer. Integral appliances include a combination microwave oven, ceramic hob with extractor over and dual electric oven; there is plumbing for a dishwasher and ample space for a fridge freezer and table and chairs. Off the kitchen is the utility room with further storage solutions, a Belfast sink, plumbing for a washing machine and access to the garden.

The dining room, another room of good size enjoys views over the rear garden whilst a further reception room is currently used as a bedroom but could lend itself to a number of uses, such as a home office or children's playroom. There is access to the garden and one of the sun terraces. A useful downstairs WC is also located off the reception hallway.

To the upper floor the spacious landing area is light and bright, currently used as an office and leads to four good sized bedrooms.

The master bedroom benefits from fitted wardrobes and an en-suite bathroom comprising a walk-in shower, corner spa bath, twin wash-hand basins set within a vanity with an illuminated mirror over, heated towel rail and WC. The guest bedroom also benefits from an en-suite shower room, whilst two further bedrooms are served by the family bathroom. All of the upstairs bedrooms have built-in wardrobes.

A staircase from the reception hallway leads down to the basement and family room, a room of impressive size used as a relaxing TV room. An adjoining door leads to the bar and entertainment room, currently fitted with a full size bar and pool table. An access door from the family room leads to the integral garage which has an electric roller shutter door, power and light.







Externally

A block paved driveway with parking for several cars leads to the integral garage with electric door. The gardens are terraced to the front with perennial plantings, shrubs and trees. Steps lead up to the private rear garden which is mainly laid to lawn with a relaxing south-facing sun terrace to enjoy the fabulous views, a feature garden pond and established trees, shrubs and perennial plantings and a garden shed.

Local Information

Fourstones is a charming rural hamlet within the Northumberland countryside. A village store can be found in the local garage located within the village, with further extensive amenities in nearby Hexham. The bustling market town of Hexham offers a full range of day-to-day facilities with 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. The town has an historic abbey at its heart together with several other buildings of note. The beautiful surrounding area provides walks and other country pursuits, with golf courses, sports clubs and Hexham racecourse within easy reach. The charming and historic village of Corbridge offers additional amenities including further artisan shops while nearby Matfen Hall and Close House offer excellent leisure facilities. Newcastle city centre is within easy reach and provides further comprehensive cultural, educational, recreational and shopping facilities.

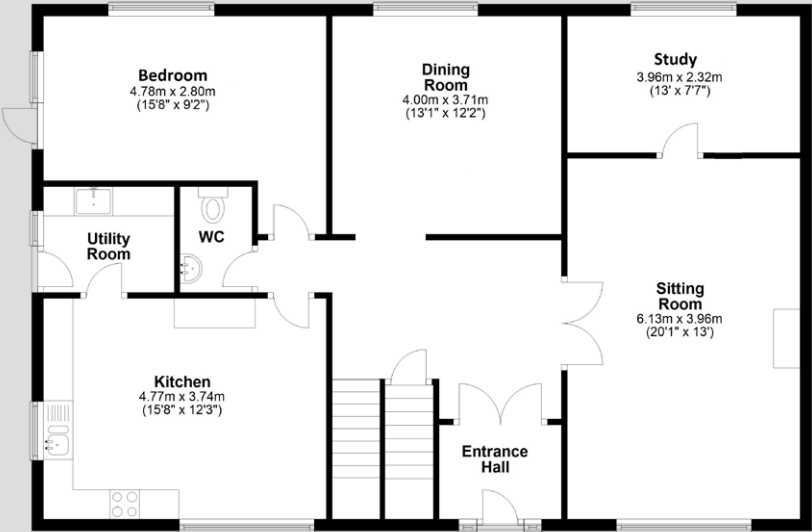
For schooling there is a first school nearby and a wide selection of schools in Hexham including The Sele First School, which has achieved 'outstanding' Ofsted reports for many years and provides exceptional education from 3-9 years, and the well-regarded Queen Elizabeth High School. In addition Mowden Hall Preparatory School is nearby and provides private education from nursery up to 13 years. There are several private day schools in Newcastle with school transport offered from Hexham.

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 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. Newcastle International Airport is also within easy reach.

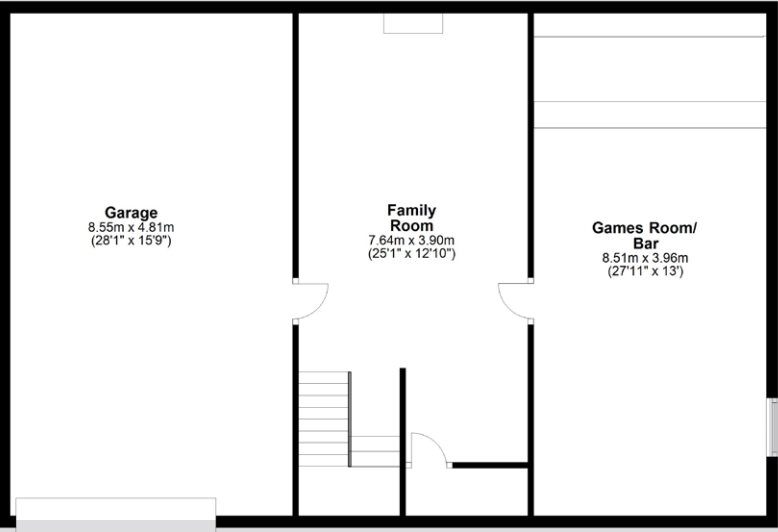
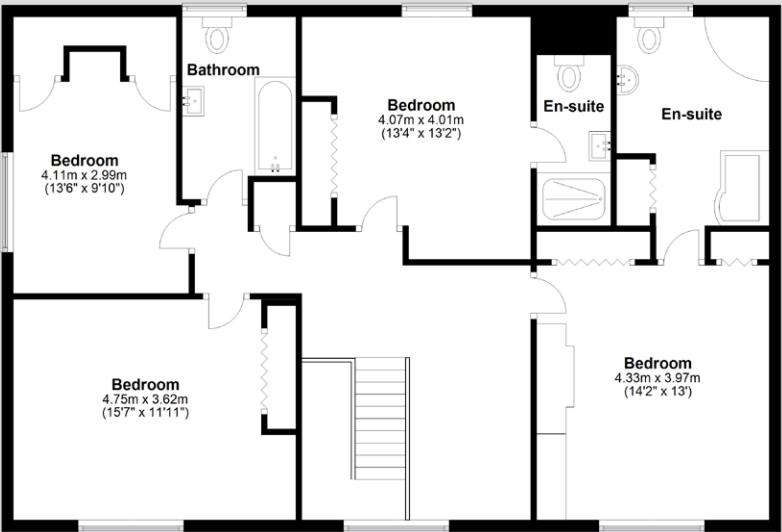


Floor Plans

Ground Floor



First Floor



Lower Ground Floor

Directions

From the A69, take the turning for B6319 sign posted to Newbrough, Fourstones and Warden. Continue along the B6319 for approximately 2 miles following signs for Fourstones. Follow the road bearing to the left, then turn left signposted "The Railway Inn". Continue down the bank and turn left. Follow this road and The Gables can be found on the left-hand side.

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.

Services

Mains electricity and drainage. Private water. Oil to radiators.

Postcode

NE47 5DF

Council Tax

Band G

EPC

Rating D

Tenure

Freehold

Viewings Strictly by Appointment

T: 01434 622234

E: corbridge@finestgroup.co.uk





Finest Properties

16A Market Place | Corbridge | Northumberland | NE45 5AW

01434 622234

corbridge@finestgroup.co.uk

finestproperties.co.uk

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