

East Ridley House

251 NEW RIDLEY ROAD | STOCKSFIELD | NORTHUMBERLAND



FINEST
PROPERTIES



A thoughtfully designed and beautifully presented
three storey house with private gardens in a
popular commuter village

Stocksfield Station 2.2 miles | Corbridge 7.4 miles | Hexham 10.5 miles
Newcastle International Airport 16.9 miles | Newcastle City Centre 14.5 miles

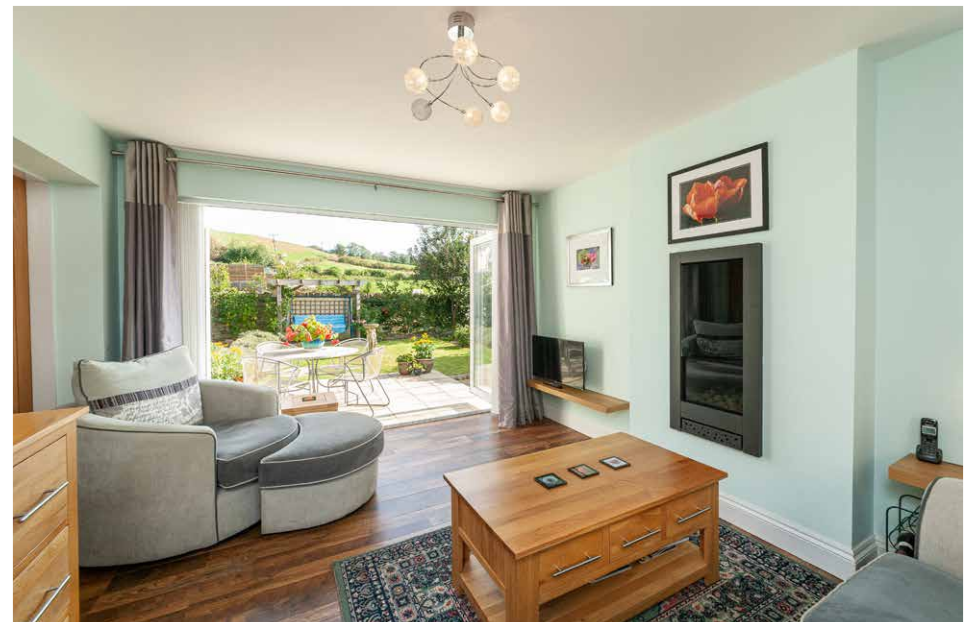




Accommodation in Brief

Entrance Porch | Reception Hallway | Four Person Lift | Sitting Room | Breakfasting Kitchen
Snug/Dining Room | Utility Room | Shower Room | Principal Bedroom
Guest Bedroom & En-suite Shower Room | Further Bedroom
Family Bathroom | Cloakroom | Storage Room

Driveway Parking | Integral Double Garage | Stores & Workshop
Balcony | Gardens | Summer House | Sun Terrace | Shed







The Property

East Ridley House was completed in 2012 and is a detached individually designed property constructed in a combination of red brick and stone in the popular commuter village of Stocksfield with its many local facilities, railway station and main road links.

Thoughtfully designed throughout, East Ridley House incorporates a number of features for ease of property maintenance and mobility including full tilt and swivel sash windows, door entry system on the first floor and the added luxury of a four person passenger lift which should appeal to a number of buyers and those with reduced mobility. The property is finished to an immaculate standard with high quality fixtures and fittings used throughout including oak doors, fabulous contemporary staircase, bathrooms with attractive tiling and underfloor heating and a quality kitchen. All is beautifully presented to offer spacious and accessible accommodation over three floors with an integral double garage and private south facing rear garden.

A fully glazed door leads into the entrance porch with feature exposed stone wall, a useful cupboard and onward access to the reception hallway with contemporary style staircase to the first floor, four person passenger lift, cloakroom and storage room and door to the integral double garage.

To the first floor, the bright and spacious landing leads to the sitting room. This is a room of impressive proportions with dual aspect to the front and side. A multi-fuel stove set within an inglenook fireplace with brick insert and dressed stone hearth sits centrally between two alcoves and gives a warm focus to the room. A patio door to the side elevation leads onto the balcony with tempered glass balustrade to enjoy the far-reaching views. At the opposite side of the landing is the breakfasting kitchen. Another room of generous proportions, it benefits from a fine range of sleek, high gloss wall

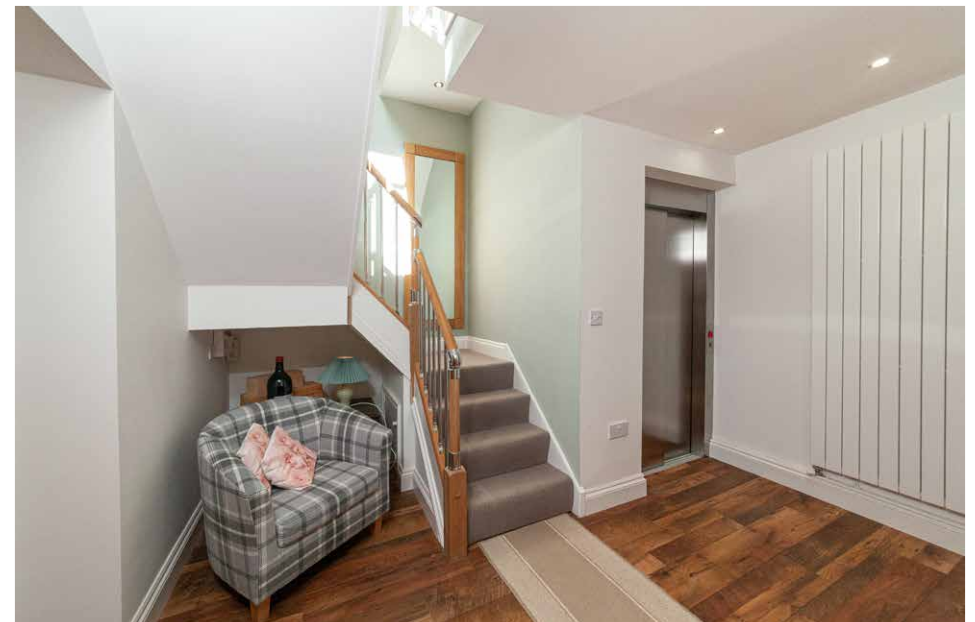


and floor units with a central island and breakfast bar with complementary marble work surfaces. Integral appliances include a Rangemaster stove with five ring gas hob, gas grill, gas and electric ovens with extractor over and a dishwasher. There is ample room for a table and chairs and an American style fridge freezer, along with French doors leading to the rear garden.

Off the kitchen is a utility room offering further storage and laundry solutions along with a useful shower with WC and large utility sink.

From the kitchen double oak doors lead into the welcoming snug which could lend itself to a host of other uses such as a more formal dining room or a children's play room. The room offers a contemporary wall mounted feature gas fire, French doors to the front elevation leading to a second balcony whilst full size bi-fold doors to the rear give access to the garden and offer uninterrupted views over open countryside.

There are three good sized bedrooms. The principal bedroom (which could be divided to add a 4th bedroom) has quality fitted wardrobes and is a room of generous proportions with dual aspect to the front and side whilst the guest bedroom, also with fitted wardrobes offers a light and bright space with a Juliette style balcony, fabulous views over open countryside and an en-suite shower room comprising large walk in shower with level access, wash hand basin WC and Velux windows. The third bedroom is currently used as a home office and is served by the family bathroom comprising freestanding contemporary style bath, separate walk-in shower, wash hand basin, heated towel rail and WC. Velux windows to the full height atrium flood the room with natural light and there is attractive tiling to the walls and floor with a feature tiled wall over the bath.



Externally

East Ridley House is approached via a block paved driveway with parking for a number of vehicles which leads to the integral garage with remote controlled and insulated roller shutter door. The garage has power and light with a workshop and plant area to the rear. To the rear of the property is a private and enclosed garden, thoughtfully designed with low maintenance in mind. Raised borders are planted with a variety of shrubs, perennials, vegetables and herbs with fruit trees including apple, cherry and pear. A gazebo is sheltered by the stone wall boundary and is adorned with climbers whilst a sun terrace is perfectly placed for al fresco entertaining. The summerhouse sits towards the side of the property and offers a sheltered and secluded area to relax with beautiful views over open countryside.





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 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.

Floor Plans



Directions

From Corbridge take the B6321 out of the village heading for the A69. At the Styford roundabout take the 5th exit onto the A68, continue for 1.6 miles. At the Broomhaugh roundabout take the 1st exit onto the A695 and continue for 2.6 miles. Turn right onto New Ridley Road and continue for approximately 0.9 miles.

East Ridley House, 251 New Ridley Road can be found on the left-hand side.

Services

Mains electricity, gas, water and drainage. Hydraulic operated passenger lift system.

Postcode

NE43 7QB

Council Tax

Band F

EPC

Rating B

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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