



rare! From Sanderson Young



THE RED HOUSE
APPERLEY ROAD, STOCKSFIELD, NORTHUMBERLAND



A TRULY MAGNIFICENT PERIOD PROPERTY WITH STUNNING LEISURE COMPLEX SET IN EXTENSIVE MATURE GARDENS

PRICE ON APPLICATION

KEY FEATURES

BEAUTIFUL PERIOD PROPERTY
IMMACULATELY PRESENTED
FIVE BEDROOMS
SWIMMING POOL & LEISURE SUITE
EXTENSIVE MATURE GARDENS
DETACHED GARAGE WITH GAMES ROOM

5 BEDROOMS | 5 BATHROOMS | 5 RECEPTIONS | ACREAGE: 1.85 ACRES IN ALL (SEE PROMAP PLAN)

ACCOMMODATION IN BRIEF

PORCH | RECEPTION HALLWAY | DRAWING ROOM | SITTING ROOM | DINING ROOM | GARDEN ROOM | OPEN PLAN
KITCHEN/DINING/FAMILY ROOM | TWO STUDIES | CLOAKROOM | WC | SWIMMING POOL | GYMNASIUM | STEAM ROOM
SHOWER ROOM & CHANGING AREA | WINE CELLAR | UTILITY & LAUNDRY ROOM | WC | PRINCIPAL BEDROOM SUITE WITH DRESSING
ROOM & EN-SUITE BATHROOM | TWO BEDROOMS WITH EN-SUITE SHOWER ROOMS | TWO FURTHER BEDROOMS | FAMILY
BATHROOM | DRYING ROOM | PLANT ROOMS

DRIVEWAY | PARKING | DETACHED GARAGE & DOUBLE CARPORT WITH GAMES ROOM | TENNIS COURT | EXTENSIVE
GARDENS | DOG KENNEL | GREENHOUSE | GARDENERS VEHICLE & TOOL SHED | AROUND 1.85 ACRES IN ALL







The Property

The Red House is a magnificent stone-built period property of impressive proportions. Originally built in 1897, fine details of the Victorian era are evident including ornately carved wooden barge boards to the roof line and mullioned windows. The current owners have carried out extensive work to bring back the grace and style associated with the period, blending stylish contemporary design and traditional features. High quality fixtures and fittings combine with beautiful décor and soft colour palettes throughout to create a stunning five bedroom mansion with wonderfully appointed principal reception rooms, swimming pool and leisure suite along with the added benefit of an all-weather tennis court.

The porch with windows to each side leads to the welcoming reception hallway with decorative wall panelling and walnut floor which gives access to all the principal accommodation, stairs to the upper and lower floors a cloakroom and downstairs WC.

Sitting centrally in the property to the rear elevation is the elegant drawing room. This light and spacious room is ideal for more formal occasions, benefitting from beautiful mullioned windows with fitted window seats giving lovely views to the garden, an open fire with slate tiled hearth and an intricately carved wooden surround. Further principal rooms sit to either side of the drawing room. The sitting room provides more informal relaxation with built in display shelving and cabinetry and a living flame gas fire with contemporary fire surround. There is an expansive formal dining room, and both of these rooms benefit from mullioned bay windows with window seats. Off the sitting room is the garden room with glazing to three sides, French doors to the garden and a large roof light which floods the room with natural light.

The real heart of this home is the spectacular open plan kitchen, dining and family room which spans the full depth of the property. There is a superb selection of bespoke handcrafted wall and floor units designed by Plain English luxury cupboard makers with a combination of display shelving and cabinetry, contemporary fixtures and fittings, complementary granite work surfaces and limed oak engineered flooring. Integral appliances include an electric two oven AGA and AGA companion with ceramic hob within a feature inglenook with extractor and recessed lighting. Luxury refrigeration by Sub Zero comprises a full size stainless steel fridge, freezer and wine cooler. The kitchen also accommodates two dishwashers. An extensive island sits in the middle of the kitchen with further storage and café style lighting. To the lower ground floor is a utility and laundry room, which has a further range of wall and floor units, Belfast sink, washing machine, dryer and access to the built-in laundry chute.

A natural flow from the kitchen leads to the informal dining area and family room. This impressive space offers real versatility for modern family living and benefits from a vaulted roof with crux beams to the apex and high level windows, filling the room with natural light. A contemporary enamelled wood burning stove on a stone hearth is complemented by the





exposed stone wall and there is ample room for a large table and chairs. French doors lead to the rear sun terrace.

Two studies are located to the front of the property; both offer extensive shelving and storage solutions with one benefitting from dual aspect to the front and side and a quirky 'secret' bookcase door which leads to the garden room.

From the reception hallway stairs lead down to the lower level and the luxurious leisure suite including a fantastic gymnasium with floor to ceiling glazing overlooking the swimming pool. Tempered glass panelling opens into the swimming pool with changing room/shower room and steam room. Yacht style teak flooring wraps around two sides of the pool with a reclining area to the rear. Four rooflights and ambient lighting add to the feeling of tranquility. The teak flooring continues onto a secluded external sitting area, to which bi-fold doors give access. The private terrace looks over the sunken courtyard and gardens. This floor also provides separate access to the garden and has ample stylish storage for boots and outdoor clothing, an easily accessible WC and a heated dog shower just outside the door. Also located on this floor is a wine cellar, drying room and plant room.

A wide spindled staircase sits centrally and leads to the half-landing which is beautifully dappled with light from a leaded glass picture window; it has a bright and open feel which is further enhanced by the ornate curved ceiling adding height to the space and a feeling of grandeur.



The fabulous principal bedroom suite is an incredibly bright and spacious room of striking proportions with dual aspect to the front and rear, fitted window seats and elevated views of the gardens, coving to the ceiling and a feature fireplace. Double doors lead to the adjacent dressing room with an abundance of fitted storage, hanging rails, shelving, and central island with drawer storage. The beautifully appointed en-suite bathroom has a contemporary freestanding roll top bath, heated towel rails and WC. Twin wash hand basins set within a vanity unit with marble surface and drawers under are cleverly used as a room divider, disguising the rainforest shower behind whilst useful eaves storage is discreetly hidden. Four further bedrooms are located on this floor, two with en-suite shower rooms and extensive fitted wardrobes and two guest bedrooms which are served by the family bathroom.

Externally

The Red House is approached via a remote controlled gated entrance with a sweeping drive leading to the gravelled parking area at the front of the property with parking for several vehicles. To the side is the detached garage constructed with an oak frame comprising one enclosed garage with wooden doors and two car ports. A wooden external staircase leads to a large room above, currently used as a games room but could lend itself to a host of other uses. A stone built-dog kennel is attached and benefits from central heating and a fenced enclosure. To the front of the





property is the all-weather tennis court with a further seating area located off. Formal mature gardens with stone wall and fenced boundaries surround the property with rolling lawns, mature trees and shrubs in abundance along with a formal fish pond with water feature providing a lovely relaxing place to sit.

An upper sun terrace runs the length of the back of the property with access from the family room and drawing room and offers an outdoor dining area ideally placed for al fresco entertaining with a frameless tempered glass balustrade, all perfectly placed to enjoy fabulous uninterrupted views of the garden. A sunken kitchen garden courtyard is also on offer with raised vegetable and herb beds and a lean-to potting shed housing two fig trees. In all the property extends to around 1.85 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.

Approximate Mileages

Stocksfield Station 1.0 miles | Corbridge 6.6 miles | Hexham 8.9 miles | Newcastle International Airport 14.8 miles | Newcastle City Centre 13.8 miles

Services

Mains electricity, gas, water and drainage





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; the entrance to The Red House can be found on the corner on the right-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.

Postcode NE43 7PE

Tenure Freehold

EPC Rating C

Council Tax Band H





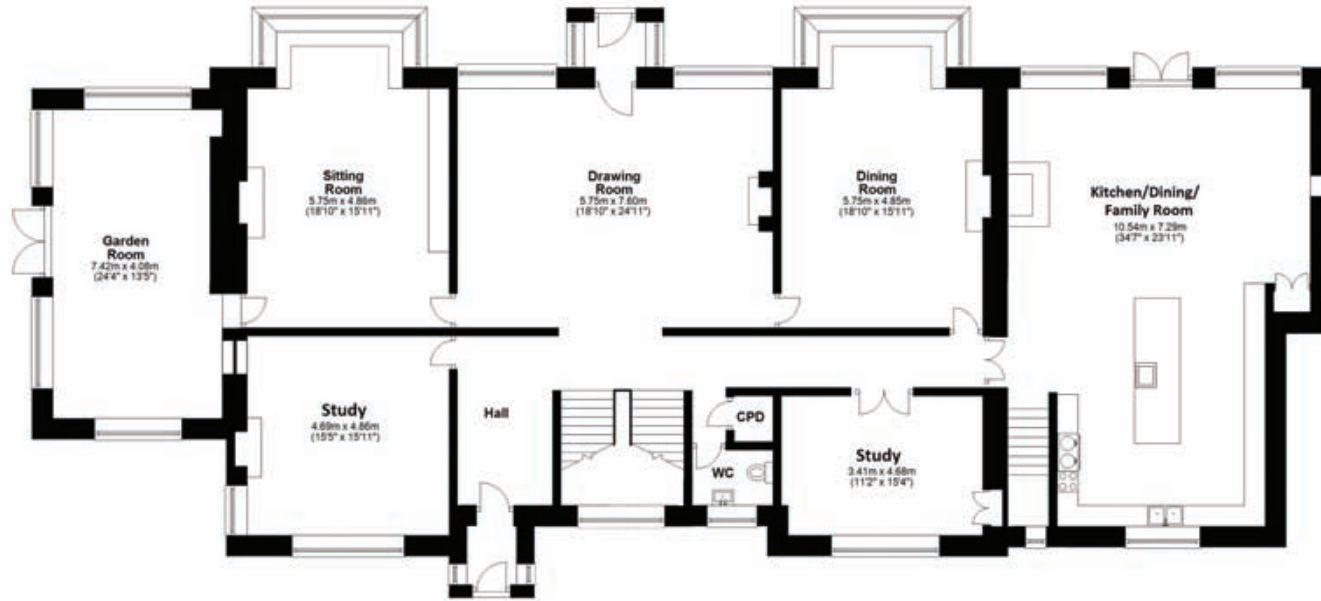




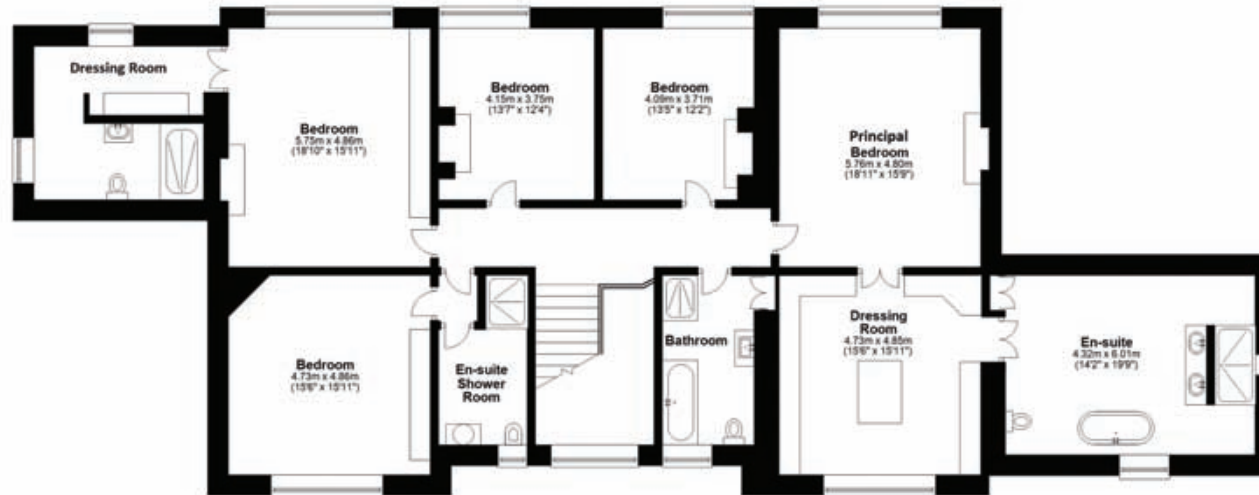




GROUND FLOOR



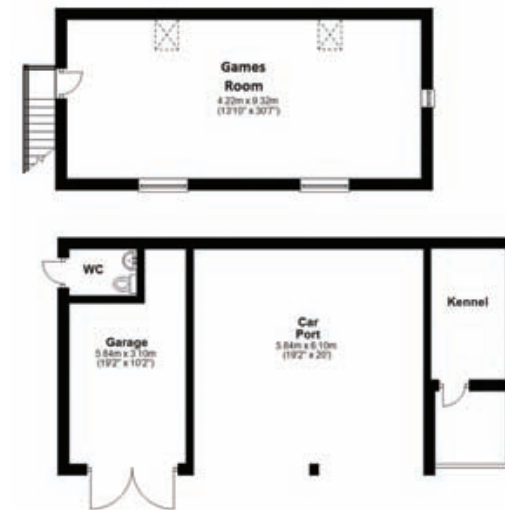
FIRST FLOOR



LOWER GROUND FLOOR



GARAGE COMPLEX





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All confidential enquiries to:
rare! Office, 95 High Street, Gosforth, Newcastle upon Tyne NE3 4AA
E: duncan.young@sandersonyoung.co.uk | E: ashleigh.sundin@sandersonyoung.co.uk
T: 0191 2233500 | www.sandersonyoung.co.uk