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SALES & LETTINGS

Holpeth House



*Imposing detached house built in stone and slate with a versatile but well thought out layout. It has five bedrooms, two bathrooms and a wonderful surrounding plot.*





Corbridge | NE45 5BA  
Guide Price: £649,950

ACCOMMODATION IN BRIEF

Internal

Entrance Hallway | Kitchen | Living Room |  
Dining Room | Lounge | Conservatory |  
Utility | Ground Floor Shower Room | Five  
Bedrooms | Study | Family Bathroom

External

Gardens | Driveway Parking | Various Sheds  
& Outhouses

AGENTS NOTES

Distances

Hexham 4 miles | Newcastle 18 miles |  
Newcastle Airport 16 miles

Services

All mains connected.

Council Tax Band | F

Tenure | Freehold

EPC | D



Ground Floor

A pedestrian flagged path leads from the front gate to the partially glazed front panelled door. You enter in to a spacious central hallway with attractive finial banister with staircase leading to the first floor. The hallway itself provides access in to three main rooms; the kitchen, the dining room and the living room. The hallway is well lit from the glazing above and within the front door which is accompanied by an additional window. The ground floors layout is versatile, it is deceptively spacious and would perfectly suit a family.

The living room is on the south west corner of the home. Attractive coving lines the high ceilings and there are lovely deep skirting boards throughout. Two large sliding sash windows face west and provide a good amount of light to the room. An attractive fireplace with large hearth, wood burner with mantle provides this rooms main focal point.

Adjacent to the living room is the sun room which faces south, east and west with double doors leading out on to the lovely lawned gardens.

A door leads from the living room through to the lounge, which is the largest reception room in the house and provides a great additional family room or space for entertaining.

Two steps lead down to an open area with a south facing double glazed sliding door leading out on to a flagged patio. There is an additional south facing sash window and also an east facing window.

Lying adjacent to this area is the kitchen, with double AGA, ample oak worktop space, an abundance of storage in the form of floor mounted cabinets with a combination of drawers and cupboards. Inset into the oak worktop is a double ceramic sink with mixer tap, this is positioned directly in front of a large east facing window.

Open plan to the kitchen lies the dining room which can also be accessed from the hall and benefits from two large west facing windows. This room has a wood burner positioned on a tiled hearth with brick fireplace and wooden mantle.

From the back of the kitchen is a rear hall with external access via a partially glazed door. The utility lies beyond this, it is of good size and has plumbing for a washer and dryer as well as inbuilt shelving. The ground floor shower room has a two piece suite with additional walk in shower, natural light via a Velux window and south facing window. There is a chrome finish heated towel rail and storage beneath basin.

To the rear of the utility is the pantry with tiled floor and an abundance of shelving.



## *First Floor*

The stairs from the ground floor hallway lead to a half landing with two double bedrooms; the first has a south facing window as well as a dressing room with Velux window and window facing south for natural light and plenty of inbuilt storage.

The second bedroom accessed from the half landing is a comfortable double with partially vaulted ceiling and natural light via a sash window. Positioned between these two double bedrooms lies the family bathroom with three piece white suite, tiling to dado height throughout and full height behind the bath. It has a shower with tri-folding shower screen as well as a good amount of built in storage.

From the half landing four steps lead to three further bedrooms. The main bedroom is of generous size and benefits from a west facing double sliding sash window and integrated storage on either side of the protruding chimney breast. The other double bedroom also has integrated storage and a west facing window. The final room is a single bedroom/study with a west facing window.







### *External*

Holpeth House is situated on a fantastic surrounding plot which benefits from lovely sized lawns to two sides. There is also a patio to the south of the property, perfect for enjoying a coffee in the days sun.

A good sized private parking area is accessed via the driveway to the north of the home, providing parking for multiple vehicles. There are also various wood stores and sheds around the grounds providing a great amount of storage.

Any buyer should be aware that this property flooded during the extreme weather brought by Storm Desmond in 2015.





Floor Plans





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