







## Property Features

Spectacular south-facing panoramic views | Four generous double bedrooms, all with en suites | Exceptional open-plan living and dining space | Highly Versatile Ground Floor Games Room/Gym/Cinema Space | Dedicated workshop and hobby room with practical utility space | Double garage | Air Source Heat Pump

## Services

**Council Tax** | Band E **EPC Rating** | C78

**Services** | Mains electric, water and drainage, Air Source Heat Pump

**Tenure** | Freehold

**Mileages (Approximately)**

Corbridge 6 miles | Hexham 13 miles | Prudhoe Train Station 1.5 miles | Newcastle City Centre 14 miles | Newcastle Airport 12 miles

## About

This impressive detached home offers highly versatile accommodation across three levels, thoughtfully designed to maximise natural light and the spectacular south-facing views.

The expansive open-plan living and dining room forms the heart of the home, featuring floor-to-ceiling glazing, a log burner, and direct access to the patio and gardens. The spacious kitchen is well-equipped with extensive storage, an Aga, and electric oven, while four generous double bedrooms are complemented by stylish en suites.

The principal suite and third bedroom both enjoy private balconies with elevated views. Additional reception areas, a substantial games and gym space, workshop, double garage, and extensive parking further enhance the flexibility of the property, making it ideally suited to modern family living, entertaining, and home working.











## Outdoor Space

Externally, the property enjoys beautifully designed outdoor spaces that maximise the spectacular surrounding views and peaceful setting. A large patio terrace provides an ideal entertaining area, complemented by glass-panelled balustrades that preserve uninterrupted sightlines across the landscape.

There are low-maintenance lawned gardens, ideal for children or pets, alongside a covered green oak seating and barbecue area offering sheltered outdoor living throughout the year. Additional outdoor features include a storage shed, sloping pathways, further grassed areas, and extensive parking for numerous vehicles, including a dedicated campervan space.

A heated and insulated double garage with EV charging completes the impressive external offering.

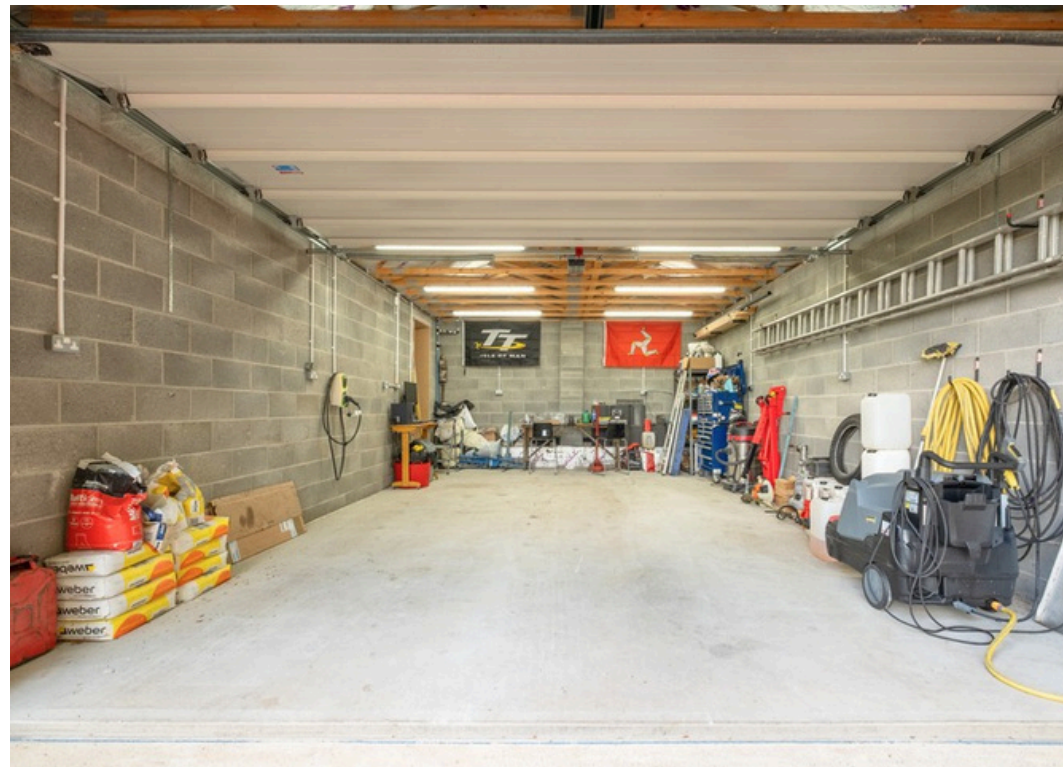
## Location

Situated in the desirable Tyne Valley village of Ovington, the property enjoys a peaceful semi-rural setting surrounded by beautiful Northumberland countryside.

The nearby market towns of Corbridge and Hexham provide an excellent range of independent shops, cafés, restaurants, schools, and everyday amenities, while the surrounding area offers superb walking and cycling routes along the River Tyne and open countryside. Ovington is particularly well regarded for its attractive village character and strong sense of community, making it highly appealing to families and those seeking a quieter pace of life.

Despite its tranquil setting, the property remains highly convenient for commuters, with excellent access to the A69, rail services from nearby stations, and Newcastle International Airport within easy reach.

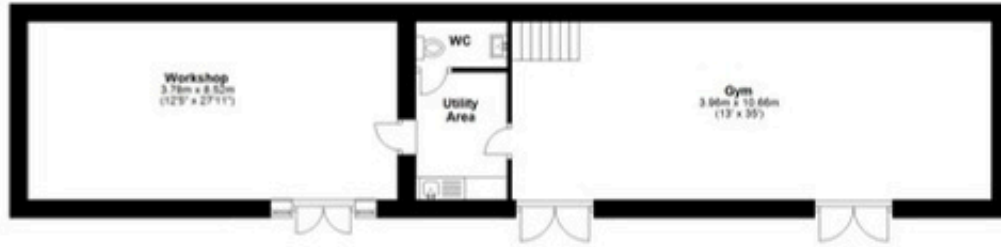




# Floorplans



The Shieling, Coal Lane, Ovington, NE42 6DQ



Total area: approx.: 411 sq. metres  
Not to scale. For guidance only

For further enquiries or to book a viewing please contact our office on  
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