



The Orchard | Corbridge | NE45

Offers Over £400,000

RMS | Rook
Matthews
Sayer



Character House

Corbridge Village

Three Bedrooms

Conservatory

Secluded Position

King Size Principal

Mature Gardens

Character Interior

For any more information regarding the property please contact us today.



T: 01434 601616

hexham@rmsestateagents.co.uk

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Tucked away in a secluded and private position, this enchanting three-bedroom character end-terrace house offers all the charm of a quintessential picturesque home. With its beautiful period features and delightful, mature gardens, the property combines timeless character with practical modern living.

The accommodation is entered through a welcoming entrance hallway featuring an attractive open timber staircase. At the heart of the home is a spacious lounge centered around a magnificent historic fireplace, creating a warm and inviting space to relax. The lounge also benefits from an open fireplace, adding to the property's character and appeal.

The kitchen with adjoining dining room provides an excellent area for everyday living and entertaining, with the dining room featuring a coal-effect gas fireplace, while a bright conservatory enjoys evening sunshine and offers additional reception space. A useful separate utility room adds further practicality.

To the first floor, the principal bedroom is a generous king-size room overlooking the gardens and boasting a full wall of large, fitted wardrobes, providing excellent storage. Two further bedrooms overlook the rear of the property and are ideal for children's rooms, guest accommodation or home office space. The accommodation is completed by a stylish shower room featuring a contemporary open glass shower cubicle.

Externally, the property truly comes into its own. The private lawned gardens provide a peaceful retreat, with mature planting and a wonderful sense of privacy. Of particular note is the property's historic pear tree, the only remaining mature pear tree from the original Corbridge orchard, offering a rare and fascinating link to the village's past. A rear yard provides additional outdoor space and benefits from access to a shared rear lane.

A charming and characterful house in a highly desirable setting, offering a rare opportunity to acquire a home rich in history, charm and individuality, whilst being tucked away from the bustle of the main street.

Corbridge is one of Northumberland's most sought-after and picturesque villages, renowned for its rich history, vibrant community and excellent range of independent shops, cafés, restaurants and public houses. The village offers an exceptional blend of rural charm and everyday convenience, with beautiful riverside walks, open countryside and historic landmarks all close at hand. Well, situated for commuters Corbridge benefits from its own railway station with services to Newcastle and Carlisle, while easy access to the A69 provides excellent links throughout the region. Combining a thriving village atmosphere with outstanding local amenities, it remains a highly desirable location for buyers of all ages.

INTERNAL DIMENSIONS

Kitchen: 9'0 max x 7'10 max (2.74m x 2.39m)
Dining Room: 12'10 max x 9'11 max (3.63m x 3.02m)
Utility: 8'2 max x 6'7 max (2.50m x 2.00m)
Living Room: 13'8 max x 12'4 max (4.17m x 3.77m)
Bedroom One: 14'8 max x 12'5 max (4.47m x 3.79m)
Bedroom Two: 10'2 max x 7'5 max (3.10m x 2.25m)
Bedroom Three: 8'11 max x 8'2 max (2.72m x 2.48m)
Shower Room: 7'5 max x 4'11 max (2.25m x 1.51m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas/ Wood Bumer
Broadband: Fibre to Premises
Mobile Signal Coverage Blackspot: No
Parking: On Street/ Permit
(£35 per resident permit £35 per visitor permit, both per annum)

MINING

The Northeast region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

AGENTS NOTE

Please note that an AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

TENURE

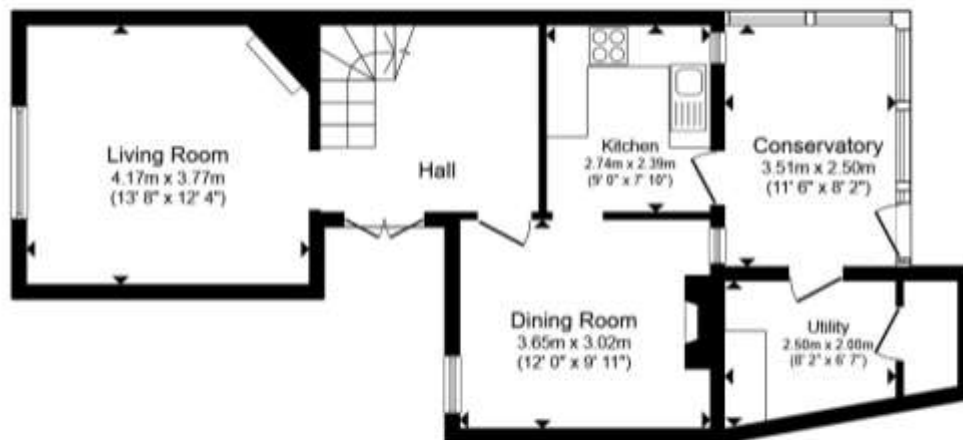
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: D

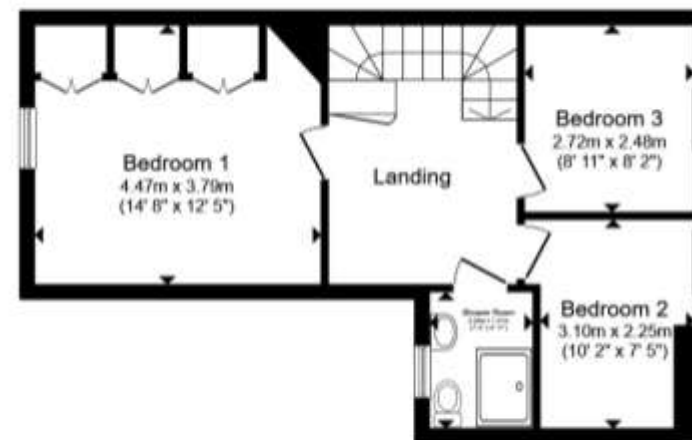
EPC RATING: TBC

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Ground Floor



First Floor

EPC TBC



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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.