

WIRRAL HOUSE

Sandy Bank | Riding Mill | Northumberland



rare!
From Sanderson Young

Wirral House

Sandy Bank | Riding Mill | Northumberland | NE44 6HT

Rare opportunity to purchase a prestigious and recently renovated residence in the desirable Tyne Valley village of Riding Mill

Price Guide: £1.75 Million

Corbridge 3.3 miles, Hexham 6.6 miles, Newcastle International Airport 15.3 miles, Newcastle City Centre 18.6 miles (all distances are approximate)

- Superb, immaculately presented detached family home
- Completely re-designed, extended & refurbished to an exceptional standard
- Close to 4750 sq ft of versatile internal accommodation
- Stunning plot extending to circa 0.65 acres with lovely views

Sanderson Young rare! Office
95 High Street | Gosforth
Newcastle upon Tyne | NE3 4AA
rare@sandersonyoung.co.uk
0191 223 3500



DESCRIPTION

This is a rare opportunity to purchase a superb and recently renovated detached family home which is ideally positioned on the desirable Sandy Bank in Riding Mill. The delightful village of Riding Mill is a popular, attractive Tyne Valley commuter village which is perfectly situated on the south bank of the River Tyne. The property is also situated within a short walk to The Wellington Public House & Hotel as well as Riding Mill Tennis Club.

Outstanding local schooling can be found within Riding Mill as well as in the nearby village of Corbridge and the market town of Hexham. The property also provides access to some of the region's finest independent schooling, including Mowden Hall and several other highly regarded schools that are placed closer into the city of Newcastle, with a bus to the independent schools within the city.

Riding Mill is placed close to nearby Corbridge which also offers a wide variety of local amenities including a range of artisan shops, a renowned delicatessen, supermarket, a selection of restaurants and inns, doctors' and dentist surgeries, while the excellent Matfen Hall and Close House offer fantastic golfing and leisure facilities.

The property itself was purchased by the current owner in 2016 and has since undergone a complete transformation where it was re-designed, extended and fully re-furnished to its current exceptional standard throughout and offers extremely versatile accommodation which is set out over two floors.

This beautifully presented and prestigious residence occupies a stunning plot which extends to approximately 0.65 acres in total, with principal reception rooms facing south and west to maximise light and enjoying lovely views over formal lawns and surrounding fields.









Boasting close to 4,750 sq/ft, the internal accommodation comprises: Spacious entrance hall with staircase leading to the first floor | Cloaks cupboard | Home gymnasium/bedroom six | Ground floor shower room/wc with modern three piece suite | Dining room with dual windows offering lovely views over the formal gardens | Integral access into the double garage with electric up and over door | Generous utility/boot room | Spectacular open plan living, dining and kitchen space with fitted kitchen by Bespoke Interiors and the open plan living and dining areas overlooking the gardens | The kitchen is extremely well equipped and offers a range of modern cabinetry/worktops, large central island and integrated appliances throughout | The sitting room further benefits from a feature fireplace as well as alcove storage | Family room placed to the southern aspect of the property with vaulted ceiling, feature fireplace and direct access onto the terrace.

The stairs then lead to the first floor landing and on to five bedrooms | Stunning principal bedroom suite with fantastic views | This beautiful suite features a fully appointed bespoke dressing room and a fantastic refitted en-suite with dual sinks, walk in shower and standalone bathtub | Bedroom two is a further generous double room with fitted storage and impressive en-suite shower room/wc | Bedrooms three and four are also large double rooms, again with fitted wardrobes | Bedroom five offers a smaller double room | The family bathroom is accessed just off the landing and enjoys an equally as impressive four piece suite.

Externally, Wirral House is approached via a pillared entrance with electronic gated access leading through to a sweeping driveway to the front of the property | Off street parking for multiple vehicles | The formal gardens have been extensively relandscaped to a magnificent standard and offer various paved patio terraces to enjoy the sun throughout the day | Newly constructed BBQ area, ideal for entertaining in the warmer months.

This incredible family home excels with its style and presentation and viewings are strongly advised to truly appreciate the size and quality of accommodation on offer!

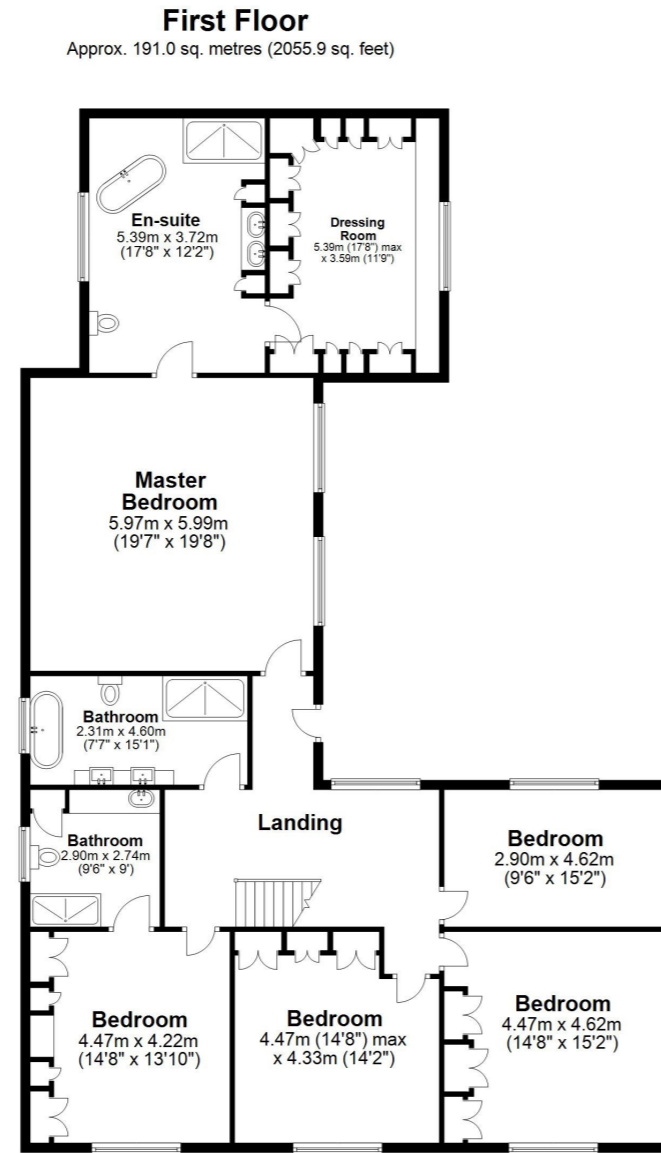
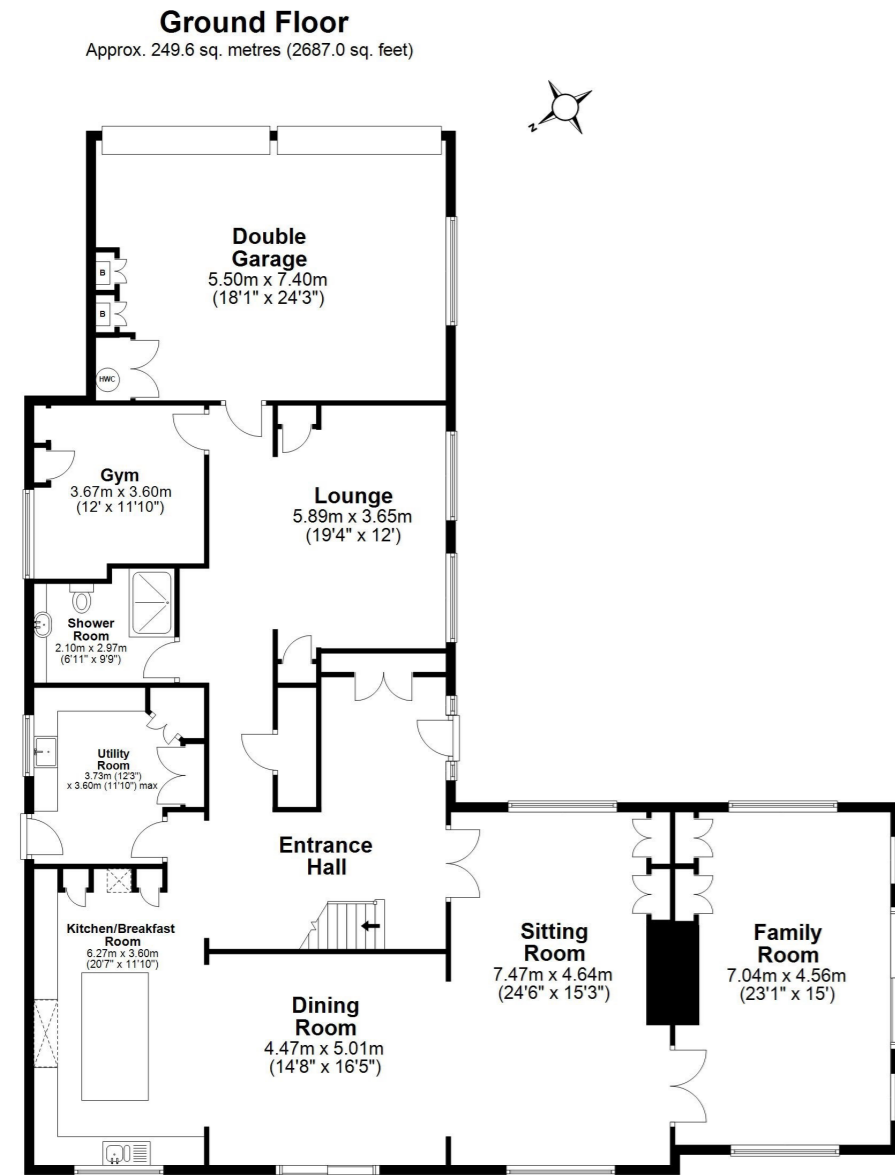
Services: Mains gas, electricity, water & drainage | Tenure: Freehold | Council Tax: Band G | EPC: Rating C







FLOORPLANS



Total area: approx. 440.6 sq. metres (4742.9 sq. feet)

Wirral House, Riding Mill

Area: 0.662 acres (2677.97 m²)







rare!

From Sanderson Young

Sanderson Young rare! Office
95 High Street | Gosforth
Newcastle upon Tyne | NE3 4AA
rare@sandersonyoung.co.uk
0191 223 3500