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MARCHBURN LANE, RIDING MILL, NE44

Offers Over £995,000

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Distinguished & Contemporary Detached Residence Boasting Close to 4,000 Sq ft of Internal Living Space with an Outstanding 10m Open Plan Kitchen/Dining and Family Space, Separate Lounge, Five Bedrooms, Three En-Suites plus Family Bathroom, set within Approximately 0.8 Acres of Private Grounds and Gardens and Positioned Looking Over the Tyne Valley with No Onward Chain!

Set in an elevated and private position above one of Northumberland's most sought-after villages, West Glade provides an outstanding and contemporary home of rare quality and presence.

The property itself is constructed from natural stone, timber and reclaimed Welsh slate. The properties design sits comfortably within its unique landscape. From its open plan rooms and gardens there are magnificent un-interrupted views out across the treetops of Riding Mill and over the valley beyond. The tiered gardens extend to approximately one acre and rise gently to an elevated seating terrace.

Few settings in the Tyne Valley offer such privacy and open outlook while remaining within just a short walk from the village and railway station, with Newcastle City Centre also easily reached by the A69.

West Glade offers an exceptional and modern detached family home in a setting that is increasingly hard to find.

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The property is approached through an attractive stone-pillared entrance, shared with East Glade, which gives way to West Glade's own large and private driveway. There is parking for several cars in front of a substantial detached stone-built double garage.

A welcoming lobby leads into the central entrance hall, where a return staircase rises to the first floor. To the right, the sitting room is a light and comfortable dual-aspect room with a wood-burning stove as its focal point. It works well as a cosy snug on winter evenings or as a quieter day room away from the main living space. Double doors from the hall then open into the heart of the home, which provides a magnificent open-plan kitchen, dining and family space. Exposed timber trusses give the space real height and character. The kitchen is fitted with bespoke modern cabinetry and quality work surfaces, and has a comprehensive range of integrated appliances and a large central island that provides generous preparation space and informal seating.

From the kitchen there are outstanding uninterrupted views out across the front terrace and gardens over the treetops of Riding Mill. The space flows naturally into the dining area, which is ideal for entertaining, and on also into the family room. The family room is dual aspect, and enjoys sliding doors which open onto both the front and side terraces, which links the house and garden beautifully in the warmer months. Underfloor heating runs throughout the ground floor. To the rear of the entrance hall, a practical utility and boot room provides access to the ground-floor cloakroom and WC. An external door opens to the side of the house and back the garage, which is ideal for families coming in from the garden, countryside walks or from the car without passing through the main living areas.

A staircase rising from the family room leads to the fifth bedroom. Having its own access gives this bedroom a real sense of independence, so it is perfectly suited to visiting guests, older children or for live-in help. This bedroom also enjoys fitted storage and a well-appointed en-suite bathroom. The main staircase then leads to the main first-floor landing and onto three generously sized bedrooms. The first principal suite is at the front of the house and enjoys a high-quality en-suite bathroom. Bedrooms two and three are a similar size and both have fitted storage. They are served by an exceptional family bathroom with a generous four-piece suite, including a freestanding bath, and underfloor heating.

The stairs continue to the purpose-built second floor, which is given over entirely to a second principal suite. It is an impressive room with vaulted ceilings and outstanding views across the valley. This superb suite also enjoys access to a separate walk-in wardrobe and dressing area and its own en-suite bathroom. With no other rooms to the second floor this level, this excellent bedroom suite provides a private retreat at the very top of the house.

Externally, West Glade sits within grounds of approximately 0.8 Acres. The gardens wrap around the front and side of the house, and the front is mainly lawn framed by mature borders, creating a calm and private setting. To the rear, is an informal woodland garden. Both have superb views across the valley and are the perfect spot for a morning coffee or an evening drink. The woodland beyond gives privacy and seasonal colour, including bluebells in spring.

Riding Mill is one of the Tyne Valley's most sought-after villages. It has a strong community feel, with a pub, two village halls, churches, a tennis club and a busy calendar of clubs and societies. The station café and shop are handy for everyday essentials.

The desirable village of Corbridge is located just over three miles away and provides a good choice of independent shops, cafés, restaurants and pubs, as well as a GP surgery and dentists. The increasingly popular market town of Hexham is also positioned just 6 miles to the west and provides two large supermarkets, hospital, cinema, theatre, leisure centre and a regular farmers' market. Excellent Golf and leisure clubs are found close by at Close House, Slaley Hall and Matfen Hall.

Schooling follows the local three-tier system: with well-regarded first school within Riding Mill, middle school in Corbridge and high school in Hexham. Independent options include Mowden Hall near Stocksfield and a further choice of independent schooling accessible by train within Newcastle.

Riding Mill station has direct trains to Newcastle and Carlisle, both on the main line. The A69 is close by and links to the A1 and M6, and Newcastle International Airport is around 15 miles away.

Approximate Mileages

Corbridge 3.3 miles | Hexham 5.7 miles | Newcastle International Airport 15.0 miles | Newcastle City Centre 16.7 miles



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : G

EPC RATING : B



Total area: approx. 347.1 sq. metres (3736.4 sq. feet)

