



Guide Price £750,000 EPC Rating TBC

Waterside Cottage, Dilston Haugh, NE45 5QX

 **ANTON
ESTATES**
SALES & LETTINGS



PROPERTY SUMMARY



Waterside Cottage is a beautifully converted former farm building occupying an exceptional waterside position at Dilston Haugh, between the sought-after towns of Corbridge and Hexham. Offering spacious and thoughtfully arranged accommodation, the property combines original character with a light and welcoming style, with exposed stone walls, timber beams and an impressive inglenook fireplace complemented by generous proportions and excellent natural light.

The accommodation includes three double bedrooms, with the impressive principal suite benefiting from a generous dressing room with extensive fitted wardrobes and an en suite shower room. The heart of the home is the attractive kitchen, which flows through to the dining room and provides lovely views towards the river. A particularly spacious living room features a striking stone inglenook and bay window, while the adjoining garden room enjoys a wonderful triple aspect and direct views across the gardens and river.

Outside, the property is surrounded by generous wraparound gardens, with several patios providing opportunities to enjoy the sun throughout the day. The grounds gently slope down towards the river, with mature planting and broad steps creating a picturesque setting. A spacious gravelled frontage provides ample parking and access to the double garage. Waterside Cottage offers a rare combination of character, space, privacy and an exceptional waterside setting.



3 Bedrooms



Generous living space



2 bathroom



2296 Square Feet



Driveway & Double Garage



Generous Riverside Gardens

£750,000

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EXTERNAL –

The gardens and grounds are undoubtedly one of Waterside Cottage's most distinctive features. Generous wraparound gardens surround the property, creating a wonderful sense of space and allowing the house to benefit from natural light throughout the day. The different aspects of the gardens also provide opportunities to enjoy the sunshine from morning through to evening.

To the front is a spacious, low-maintenance gravelled garden providing generous off-road parking. With an easterly aspect, this area is particularly well placed to enjoy the morning sun. The front also provides access to the detached double garage, which benefits from light and power and offers additional maisonette storage with built in steps, making it a practical asset to the property.

The gardens can be accessed from both sides of the house. To the southern side is a generous patio, conveniently accessed from the garden room and from the front of the property. Overlooking the attractive southern elevation of the cottage, this is a lovely area for outdoor dining and seating. Beyond the patio, gravelled areas and a large, raised flower or vegetable bed provide further useful garden space.

To the rear, another substantial patio provides a different aspect from which to enjoy the setting, with its westerly orientation making it an ideal place to sit and enjoy the afternoon and evening sun. From here, there are particularly attractive views across the gardens and towards the river.

Beyond the immediate garden, the ground slopes downwards, a feature which contributes to the property's unusual, elevated outlook despite being a bungalow. A broad gently stepped pathway lead through the garden, bordered by mature trees and bushes.

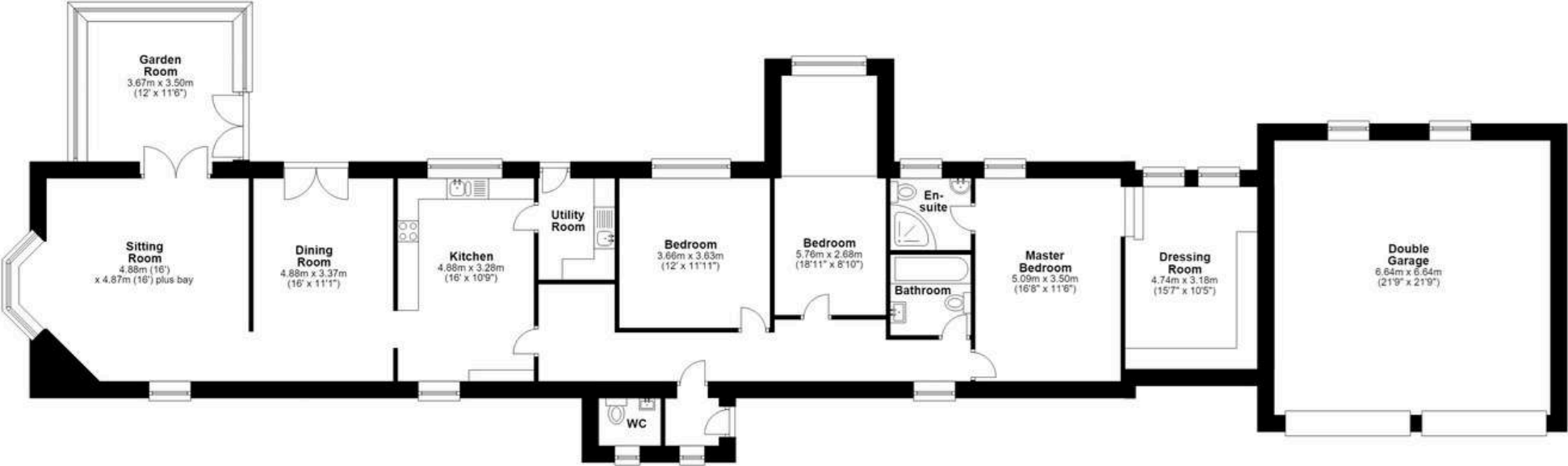
At the bottom of the garden lies the river itself, creating a rare and picturesque boundary to the property. The ownership extends into the river, adding an extraordinary sense of privacy and connection with the waterside setting and making this a truly special garden in which to live and spend time.



PROPERTY FLOOR
PLAN –

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Total area: approx. 213.5 sq. metres (2298.3 sq. feet)
Not to scale



PROPERTY SUMMARY



Location

Waterside Cottage enjoys a beautiful rural setting at Dilston Haugh, conveniently positioned between the popular market town of Corbridge and the historic town of Hexham. The property therefore offers the best of both worlds: a peaceful waterside environment surrounded by countryside, whilst remaining within easy reach of everyday amenities and excellent transport links.

Corbridge is renowned for its attractive main street, independent shops, cafés, restaurants and historic character, whilst Hexham provides a broader range of shops, supermarkets, schools, leisure facilities and professional services. Both towns offer a strong sense of community and are popular with those looking to enjoy the Tyne Valley while remaining well connected.

For commuters, Corbridge railway station provides regular services towards Newcastle and Carlisle, while the A69 is accessible for journeys throughout the Tyne Valley and onwards to Newcastle upon Tyne. The surrounding area also offers an abundance of opportunities for walking, cycling and enjoying the Northumberland countryside.

Mileages

Hexham

3 miles

Corbridge

2 miles

Newcastle City Centre

20 miles

Newcastle Airport

17 miles

Services

Utilities

Mains electric, water & Septic tank drainage. Gas Central Heating

EPC

D | 68

Tenure

Freehold

Council Tax

Band G

£750,000

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