

Hampstead House

CORBRIDGE | NORTHUMBERLAND



FINEST
PROPERTIES



An extended farmhouse with leisure
suite and annexe accommodation with
panoramic views over the Tyne Valley

Corbridge Village Centre 1.0 miles | Hexham Town Centre 4.0 miles
Newcastle International Airport 15.7 miles | Newcastle City Centre 18.1 miles





Accommodation in Brief

Main House

Reception Hall | Drawing Room | Kitchen/Dining Room | Conservatory | Snug | Boot Room
Cloakroom/WC | Library | Office | Cinema Room | Swimming Pool | Gym | Sauna
Changing Room | Shower Room | WC | Plant Room | Principal Bedroom with En-suite Bathroom
Two Further First Floor Bedrooms with En-suite Bathrooms | WC | Laundry Room
Two Second Floor Bedrooms | Bathroom

Ground Floor Annexe

Kitchen/Living Room | Bedroom with En-suite Bathroom

First Floor Annexe

Sitting Room | Balcony | Kitchen | Bedroom with En-suite Bathroom

Externally

Four Car Garage | Driveway & Parking | Gardens
Terraces & Patio | Pergola | Orchard







The Property

Hampstead House is a splendid late-19th century farmhouse that has been extended and refurbished over time to create a substantial property with stunning living spaces, a fantastic leisure suite and two distinct annexes with the flexibility to use individually or incorporate into the main house. The property occupies a wonderful location just outside Corbridge, offering peace and tranquillity with glorious sweeping views over the Tyne Valley, yet easy access to all the amenities of the hugely desirable village.

The original double fronted house has been extended with conversion of an adjoining former steading forming extensive additional accommodation along with the leisure suite, ground floor annexe and garaging. The more recent addition of a beautiful conservatory has produced a grand home with the flexibility to suit a range of requirements for interested parties.









Main House

The reception hall sits central to the main house and provides access to the principal living and entertaining rooms. The spectacular drawing room is welcoming and expansive. A sweeping bay window faces south and west to frame panoramic views across the countryside. The bay is easily able to accommodate a large table and chairs. Adjoining the drawing room is the elegant conservatory, which again makes the most of the wonderful views. The traditional styling of the conservatory combines with modern construction and efficiencies to create an ideal spot to enjoy the sun from dawn til dusk with underfloor heating for winter months. The stunning kitchen/dining room has an appealing country style with bespoke cabinetry, a range of quality integrated appliances and a huge central island with storage and space for casual dining. There is a lovely AGA tucked in an inglenook to one end, and ample space for sitting and dining at the opposite end. A generous snug provides yet more reception space.



Returning to the reception hall, four curved steps lead onwards to the library and adjoining office. Double sliding doors from the office open to the cinema room with retractable projection screen and blackout curtains. Beyond the cinema room is the leisure suite, including the L-shaped swimming pool with vaulted ceiling and relaxation area to one end. The pool is served by a changing room, shower room and plant room. There is also a gym and a sauna completing the suite.

Stairs rise from the reception hall to the first floor and the galleried landing. The principal suite incorporates a huge triple aspect bedroom commanding great views and an equally generous en-suite bathroom. There are two further bedrooms on this floor, each with their own en-suite bathrooms. A laundry room and a separate WC offer practicality. Continuing to the second floor reveals two further bedrooms with ample eaves storage and another bathroom.





First Floor Annexe

The first floor annexe can also be accessed externally via steps up to the balcony from the courtyard, and again can be entered directly from the main house from the galleried landing. The sitting room features a beautiful and airy vaulted ceiling with exposed A-frame beams. The elevated position captures the fabulous views to the south and sunset to the west. There is a separate kitchen and a double bedroom with en-suite bathroom.



Ground Floor Annexe

The superbly appointed ground floor annexe has separate external access or can be reached via the leisure suite if it is incorporated into the main house. A stylish open plan living space features a fully equipped kitchen and a cosy woodburning stove. Double doors flow through to the double bedroom which is served by a striking en-suite shower room.

Both of the annexes are currently configured as high-end holiday let properties which have proved highly successful for the current owners. Interested parties may wish to secure this additional income stream. Alternatively, one or both of the annexes could be used to extend the main house, as private guest accommodation, or as lovely private living for a dependent relative.



Externally

Three separate gated entrances approach the house and there is extensive parking available with the main courtyard nestled to the rear. The courtyard gives access to the vast four car garage with two up and over double doors.

The gardens are a beautiful haven with stone boundary walls and mature shrubs and hedging providing privacy. The gardens are thoughtfully landscaped to offer a variety of distinct areas, including manicured lawns, mature trees, paved terracing and a patio sheltered beneath a pergola. There are idyllic spots to enjoy the sunshine at all times of the day and throughout the year. There are raised planting beds within an enclosed garden to the south of the house, and beyond this is a productive orchard with species of apple and plum trees.

Finally, an additional plot of land to the north provides useful extra space to the grounds.

Agents Note

The owner and occupiers of the neighbouring property, White Barns, have a right of access over a section of the east drive to reach their property.





Local Information

Corbridge is a popular, charming and historic village that sits on the River Tyne in the heart of the scenic Tyne Valley. The village offers a full range of day-to-day amenities with a wide variety of shops, restaurants, inns, doctors' and dentists' surgeries, community services and a garage, while nearby Slaley Hall, Matfen Hall and Close House offer excellent leisure facilities. The nearby market town of Hexham offers more comprehensive services with large supermarkets, a further range of shops and professional services together with a leisure centre, cinema, theatre and hospital. Newcastle is within easy reach and offers comprehensive shopping, professional and entertainment facilities.



For schooling, there are First and Middle Schools in Corbridge, while senior schooling is offered in Hexham. In addition, Mowden Hall Preparatory School is situated just outside Corbridge and provides private education from nursery up to 13 years and there are several private day schools in Newcastle with school transport offered from Brocksbushes Farm Shop.

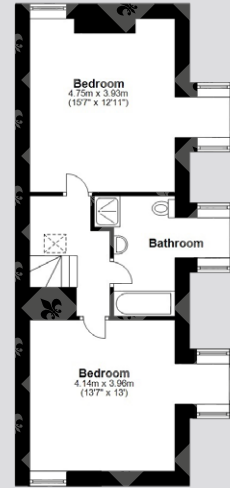
For the commuter, Corbridge is convenient for the A69 which gives excellent access to Newcastle in the east and Carlisle in the west, and onward access to the A1 and M6. There is a railway station on the edge of the village which provides cross country services to Newcastle and Carlisle where connecting main line rail services are available to major UK cities north and south. Newcastle International Airport is also very accessible.

Floor Plans

Total area: approx. 828.8 sq. metres (8920.7 sq. feet)



Second Floor



First Floor



Directions

From the centre of Corbridge take the B6529/Stagshaw Road out of the village. At the roundabout pass beneath the A69 and take the A68 north. Take the first turn left signposted Sandhoe. After 0.1 miles Hampstead House is accessed via the first opening on the right.

Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Services

Mains electricity and water, private drainage. Two air source heat pumps service the main house and first floor annexe. The property also benefits from extensive solar panels.

Postcode

NE45 5PD

Council Tax

Band H

EPC

Rating D

Tenure

Freehold

Viewings Strictly by Appointment

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