

Holly Bank

THORNGRAFTON | HEXHAM | NORTHUMBERLAND



FINEST
PROPERTIES



A delightful stone-built property with superb décor
and spectacular panoramic views

Bardon Mill 0.6 miles | Haltwhistle 5.4 miles | Hexham 11.5 miles | Corbridge 15.0 miles
Carlisle 26.9 miles | Newcastle International Airport 29.8 miles | Newcastle City Centre 32.1 miles





Accommodation in Brief

Entrance Hall | Sitting Room | Kitchen/Dining Room | Utility Room | Cloakroom/WC
Principal Bedroom with En-suite Shower Room | Three Further Bedrooms
Family Bathroom

Integral Double Garage | Parking | Gardens | Greenhouse





The Property

Holly Bank is a beautiful stone-built detached property that has been renovated and updated to an exceptional standard. The original character of the property has been thoughtfully blended with superb contemporary interiors, using elegant muted colour palettes and clean, modern lines to create a relaxing atmosphere throughout. The property further benefits from an integral double garage and gorgeous gardens, all set in a wonderful elevated position with panoramic views across the Tyne Valley.

The front door opens from the stone portico to the welcoming entrance hall with attractive flagged flooring. The dual aspect sitting room stretches from front to rear, with a woodburning stove set on a hearth beneath a wooden mantel. This generous room is filled with natural light. Across the hall is the superb kitchen/dining room. The kitchen is fitted with an impressive range of bespoke cabinetry and a central island with solid oak worksurfaces, limestone flooring, an abundance of storage and quality appliances. Southerly views over the countryside ensure that the kitchen is a lovely place to spend time. There is space for a large dining table and chairs and the whole room is perfect for entertaining friends and family in a setting that suits modern lifestyles. The kitchen is further served by a utility room with additional sink and storage along with space for white goods. An external door opens to the rear gardens, and there is direct access to the integral double garage.

Stairs lead up to the first floor via a half landing illuminated by a tall feature window. The principal bedroom benefits from spectacular views, fitted wardrobes and a fully tiled en-suite shower room. The walk-in rainfall shower combines with high specification fixtures and fittings to deliver a luxurious feel. There are three further bedrooms, two with views across the valley and the third overlooking the gardens to the rear. These bedrooms are served by the family bathroom which continues the high standard of finish with a stylish contemporary suite comprising freestanding bath, walk-in rainfall shower, wash hand basin and WC.











Externally

Holly Bank is nestled in beautifully maintained gardens with a fabulous elevated position that makes the most of the views. A tarmacadam driveway leads up to the house and the integral double garage which is fitted with a 7kW electric vehicle charging point. There is ample space for further parking on the driveway if required. Lawns wrap around from the front to the rear, with borders filled with colourful plantings and shrubs. To one side is a greenhouse and a vegetable plot is tucked away in the top corner of the garden. Sheltering mature trees provide privacy and even more colour, while the glorious open views sweep away across magnificent Northumberland countryside.





Local Information

Thorngrifton is a small hamlet which sits in an elevated position above Bardon Mill offering a peaceful environment and beautiful setting yet within easy reach of local amenities. Bardon Mill offers everyday amenities with a village store and tea room, pub, mobile post office and pottery. The Bardon Mill & Henshaw village hall is the UK's first earth-sheltered village hall and offers a range of clubs and facilities for the active community. Nearby Haydon Bridge offers further facilities including a small supermarket while Haltwhistle offers supermarkets, a good selection of shops, leisure centre and outdoor swimming pool, primary and secondary schooling, professional services and a new hospital. Additional services including larger supermarkets, schooling, a larger hospital, a further range of shops and eateries are available in Hexham. Both Newcastle and Carlisle are easily accessible and provide further cultural, educational, recreational and shopping facilities.

The beautiful surrounding area provides walks and other country pursuits with Hadrian's Wall country and the Northumberland National Park nearby and the Hadrian's Wall Cycleway from which to enjoy the spectacular countryside. The Lake District is also easy to reach.

For the commuter the A69 provides excellent access to Newcastle to the east and Carlisle to the west, with onward access to the A1 and M6 respectively. Newcastle International Airport is also easily accessible. The rail station at Bardon Mill provides regular cross-country services, which in turn link to other main line services to major UK cities north and south. There is also a bus service to Carlisle and Newcastle which runs through the village.

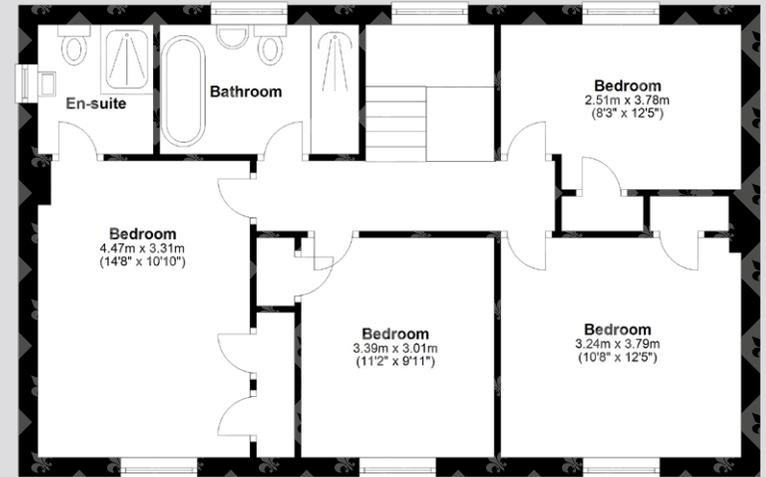


Floor Plans

Total area: approx. 168.2 sq. metres (1810.0 sq. feet)



Ground Floor



First Floor

Directions

Travelling west on the A69 turn off to Bardon Mill and take the first right turn signposted to Thorngrifton, passing back underneath the A69. Take the right turn, again signposted Thorngrifton and continue up the bank for 0.4 miles into the village.

On entering the village, the road bears to the right and the entrance to Holly Bank is just ahead on the left-hand side.

Google Maps

what3words



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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, water and drainage. Oil-fired central heating.

Postcode

Council Tax

EPC

Tenure

NE47 7AD

Band F

Rating E

Freehold

Viewings Strictly by Appointment

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