

# Rose Cottage

HEDLEY ON THE HILL | STOCKSFIELD | NORTHUMBERLAND



**FINEST**  
PROPERTIES



---

A pretty period cottage nestled in a quiet, leafy  
position within a desirable rural village

---

Stocksfield Rail Station 3.8 miles | Corbridge 10.1 miles  
Newcastle City Centre 12.6 miles | Newcastle International Airport 14.1 miles









## Accommodation in Brief

Entrance Porch | Sitting Room | Rear Porch | Kitchen | Bathroom | Dining Room  
Bedroom/Third Reception Room | Upstairs Bedroom | Attic Storage

Driveway | Summerhouse | Workshops  
Patio | Decking | Gardens



## The Property

Rose Cottage is a very pretty stone cottage situated in a peaceful lane on the outskirts of Hedley on the Hill.

Climbing plants around the front door make for an attractive entrance into the porch, which opens into the sitting room with its bow window, beamed ceiling, character stone fireplace with open fire and carved wooden staircase to the first floor. Off the sitting room is another good-sized room with built-in cupboard, currently used as the principle bedroom, but that could easily be set out as another reception room. A wooden loft ladder provides access to attic storage.

To the other side of the sitting room a door leads through into rear corridor, from which the dining room, kitchen and bathroom are accessed. Like the sitting room, each of these rooms to the rear have exposed wooden beams and features, and lovely views from traditional-style leaded windows across the leafy garden. This garden can be accessed from the kitchen via French doors onto a decked area. The bathroom features a wonderful free-standing roll-top bath, so in keeping with the style of the property, with a shower head attachment for convenience. Beside the bathroom a rear porch leads out onto the patio.

The current owners have developed plans for the decked area to be converted into a conservatory, creating wonderful additional living accommodation overlooking the rear garden.

Up the impressive wooden staircase is a delightful bedroom in the eaves with light flooding in from the dual windows and further access to the attic storage.













## Externally

To the front of Rose Cottage is parking on the paved drive for several cars and a secluded lawn with the summerhouse tucked away. Access through a side gate leads to a patio area, the workshop with electricity and a decked seating area. Mature trees and bushes provide a feeling of privacy.

## Local Information

Hedley on the Hill is a popular village on the borders of Northumberland, County Durham and Tyne and Wear which sits amidst stunning countryside yet is well-positioned for access to local amenities and regional centres. For the outdoor enthusiasts there are excellent woodland walks and cycling nearby whilst Matfen Hall, Slaley Hall and Close House offer excellent leisure facilities including spa, gym, golf courses and driving range and Hexham Racecourse is also nearby. Hedley on the Hill has a renowned country pub, The Feathers Inn, and nearby Stocksfield offers excellent local amenities including a thriving golf club, shops, post office, doctor's surgery, petrol station and Cricket Club. Further facilities are available in Newcastle which provides comprehensive shopping, professional and entertainment opportunities.

For schooling, there are primary schools in Stocksfield and nearby Mickley while senior schooling is available in Hexham and Prudhoe. In addition, Mowden Hall Preparatory School just outside Corbridge provides private education from nursery up to 13 years, and there are several private day schools in Newcastle.

For the commuter, there are excellent road links to Newcastle and other regional centres and Newcastle International Airport, Newcastle Rail Stations and the A1 are all extremely accessible. The rail station in Stocksfield provides excellent cross-country services east and west to Newcastle and Carlisle, which in turn link to other main line services to major UK cities north and south.



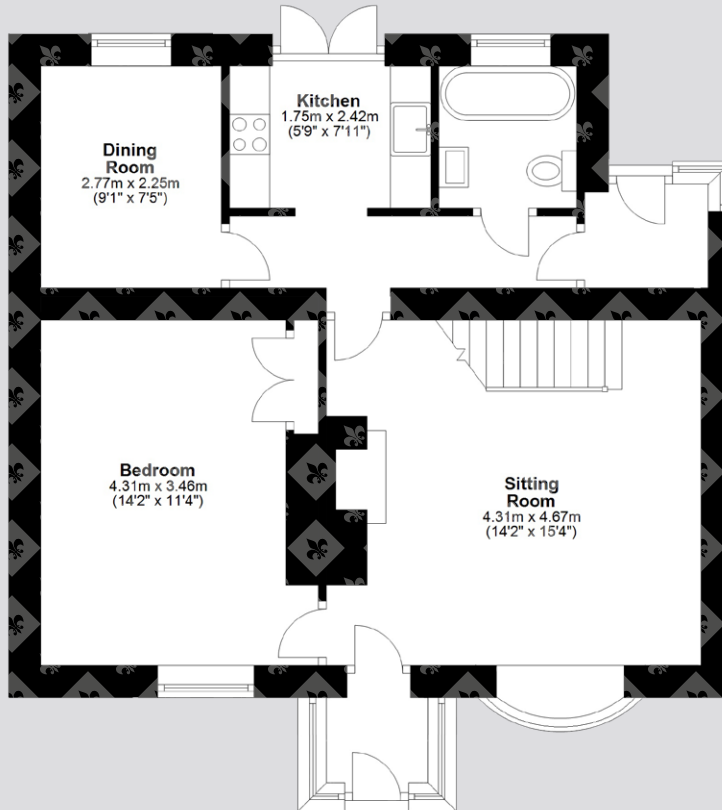


# Floor Plans

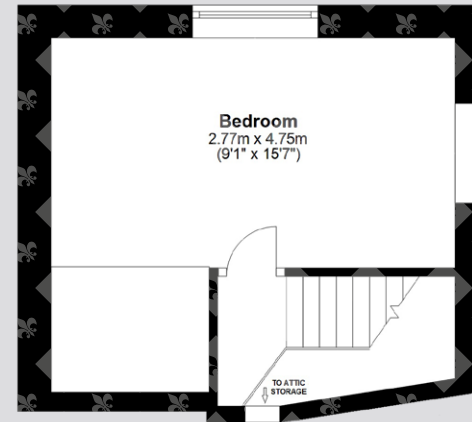
Total area: approx. 81.9 sq. metres (881.9 sq. feet)



Ground Floor



First Floor





## Directions

From Stocksfield leave the A695 at Branch End and follow New Ridley Road for 1.2 miles. Take the left turning signposted to Hedley on the Hill and continue on this road to Hedley on the Hill. On passing the stone village signs for Hedley on the Hill, continue for 0.3 miles, go past The Feathers Inn on the right and then turn left onto High View. Bear right onto Meadows Crest and the driveway into Rose Cottage is the second on the left.

Google Maps

what3words



///shaped.hobbyists.recitals

## 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, gas, water and drainage. Gas-fired central heating.

Postcode

Council Tax

EPC

Tenure

NE43 7SW

Band B

Rating E

Freehold

## Viewings Strictly by Appointment

T: 01434 622234

E: corbridge@finestgroup.co.uk







---

**Finest Properties**

15 Market Place | Corbridge | Northumberland | NE45 5AW

01434 622234

corbridge@finestgroup.co.uk

**finestproperties.co.uk**

*Specialists in the marketing  
of distinctive property*

---

**IMPORTANT INFORMATION** Finest Properties, for themselves and for the Vendors and Lessors of this property whose Agents they are give notice that: (1) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) No person in the employment of Finest Properties, has any authority to make or give any representation or warranty whatever in relation to this property.