

Hillhead House

GIBSIDE | BURNOPFIELD | NEWCASTLE UPON TYNE



FINEST
PROPERTIES



A wonderful detached period property set
within Gibside Esatate with established
gardens and glorious views

Burnopfield 2.1 miles | Whickham 3.0 miles | Metrocentre 3.8 miles | Gateshead 6.4 miles
Newcastle City Centre 8.5 miles | Newcastle International Airport 10.5 miles





Accommodation in Brief

Entrance Porch | Hall | Sitting Room | Family Room | Dining Room | Kitchen/Breakfast Room
Utility Room | Pantry | Rear Porch | Ground Floor Bedroom & Bathroom | Four First Floor
Bedrooms | Family Bathroom | Wine Cellar

Walled Gardens | Woodland | Stable & Store Room | Boiler Room
Store | Garage | Driveway & Courtyard Parking



The Property

Hillhead House is a beautiful and substantial detached period house with extensive formal gardens and established woodland. The property is nestled within the National Trust Gibside estate with remarkable views that roll away across the stunning landscape. The attractive stone under slate house dates back to 1760 and retains an abundance of character that reflects the history of the property. Hillhead House originally formed part of the Strathmore Estate, with the house occupied by the land agent of the Earl of Strathmore so that he could look after and maintain the estate. The stables at Hillhead House were used to house some of the finest horses in the region, and there is fascinating historical correspondence between the land agent and George Stephenson, the renowned "Father of Railways", to indicate that the horses were used by George and his son Robert to pull and transport the components of the groundbreaking locomotive The Rocket ahead of its public unveiling.

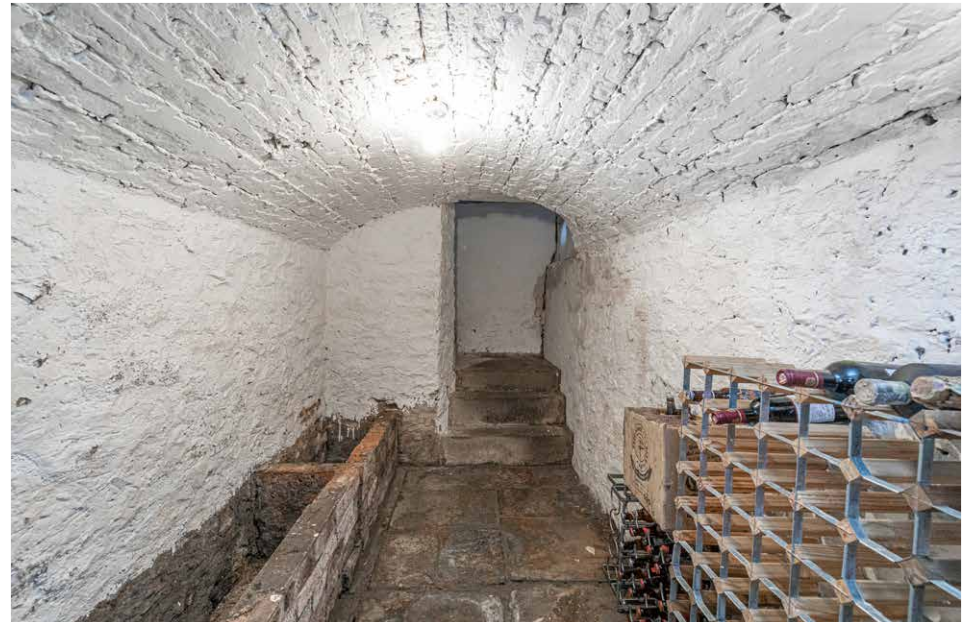
Superb contemporary updates have been carried out at Hillhead House with great thought, care and attention to detail to create gorgeous living spaces that are perfect for modern requirements whilst retaining a distinctive period atmosphere.

The entrance porch with pitched roof leads to the wide central hall with herringbone flooring and access to the principal living accommodation. There are three lovely reception rooms, all finished with elegant décor. The sitting room and family room are both positioned to the front elevation; these south-facing rooms are filled with natural light from large sash windows with traditional wooden shutters. The sitting room features a marble fireplace with woodburning stove, whilst the family room also has a marble fireplace, this time with a cast iron open fire. The dining room sits

to the rear and is currently configured as a relaxing second sitting room. A rear porch leads to the courtyard outside. The gorgeous kitchen and breakfast room is a wonderfully bright and airy space and is sure to be a hub for spending time with family and friends. The gorgeous kitchen is by the renowned craftsmen and fitters of deVol, with the vaulted ceiling soaring above high quality modern fixtures and fittings with bespoke cabinetry that brings a country house feeling. A grand original electric AGA sits to one side providing a warm heart in the winter months. A combi-oven and microwave with induction plates provides a high specification alternative in the summer. French doors sweep open to the patio and gardens beyond. A generous utility room is positioned off the hall and adds practicality. There is also a walk-in pantry adjacent to the utility room. A door from the hall opens to a discreet staircase down to the wine cellar with traditional arched ceiling.

Beyond the kitchen and breakfast room is a ground floor bedroom and an adjacent bathroom that offers a perfect guest suite or accessible sleeping accommodation if required. French doors to the gardens bring an abundance of light to the bedroom.

Stairs rise from the hall via a half landing to the first floor. There are four bedrooms arranged across the first floor with varying outlooks. The elevated position brings sweeping views in all directions. Three of the bedrooms benefit from fitted wardrobes. The fourth bedroom would make an ideal study with inspiring views when working from home. The bedrooms are served by a well-appointed family bathroom with suite comprising bath, separate corner shower, wash hand basin mounted in a floating shelf and WC. A large linen cupboard off the landing offers impressive storage space.



Externally

Hillhead House sits within fabulous gardens and ground extending in all to just under 1½ acres. The property is approached via a private lane from Fellside Road which is only used by Hillhead House and its neighbours. A gated entrance and a private driveway runs past the walled gardens and around to the gravelled courtyard at the rear of the house. There is plenty of parking for several cars, in addition to the single garage. An electric vehicle (EV) charging point is located next to the garage.

The gardens are a stunning feature of Hillhead House. The beautiful formal walled gardens are south-facing and maintained to an exceptional standard. Manicured lawns sit between elegant rose gardens, box hedging and beds with an abundance of vibrant plantings. This idyllic sheltered escape is a dream for every keen gardener. A substantial stone-built outbuilding includes a stable and store room, currently used for outdoor equipment. Further storage is available in the boiler room which adjoins the rear of the house.

To the west of the gardens and drive are further grounds incorporating additional expansive lawns and mature woodland that is a haven for wildlife.





Local Information

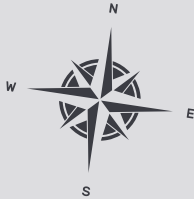
The property is situated within the magnificent Gibside National Trust Estate in the heart of the Derwent Valley. Gibside is renowned as one of only a few surviving 18th century landscapes, incorporating around 600 acres of Georgian landscaped gardens, valley views, woodland, grand ruins and the remarkable Column to Liberty. There is excellent access to amenities, with the property close to Burnopfield and Whickham, both sought-after villages offering semi-rural living within easy commuting distance of the regional centres of Newcastle and Gateshead. Situated in an elevated position, south west of Newcastle overlooking the River Tyne, the villages offer excellent local amenities with a wide variety of shops, restaurants, fitness centres and professional services. Whickham also offers a golf club, cricket club and the nearby Whickham Thorns Outdoor Centre has two dry ski slopes, a climbing wall, archery, mountain biking and orienteering courses. More comprehensive services are available in Newcastle and Gateshead, with large supermarkets, a further range of shops and professional services together with cinemas, theatres and hospitals.

For schooling, the excellent Royal Grammar School (RGS) is only around 10 miles away. There is an excellent selection of primary and secondary schools with 'outstanding' and 'good' Ofsted ratings in the area, including Clover Hill Primary School which consistently rates as the top primary school across the whole region of Newcastle, Gateshead and Sunderland.

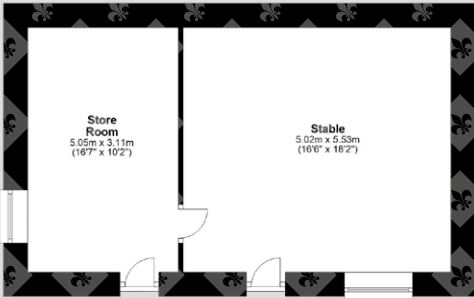
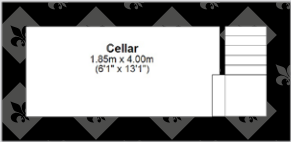
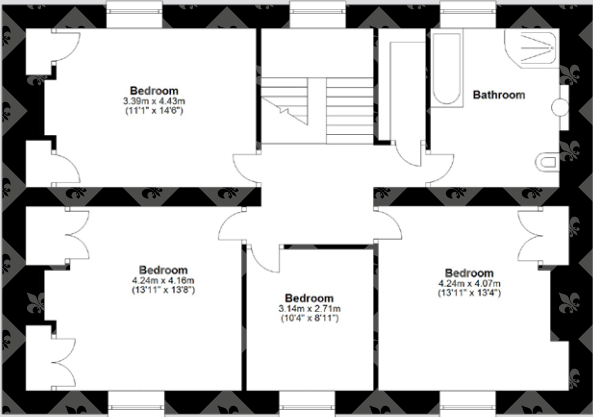
For the commuter, Gibside is well located for easy access to the A1 for onward travel north and south, Newcastle City Centre, the Metrocentre, Team Valley and Newcastle International Airport. The area has excellent bus services and the rail station in Newcastle provides main line rail services to major UK cities north and south and local services.

Floor Plans

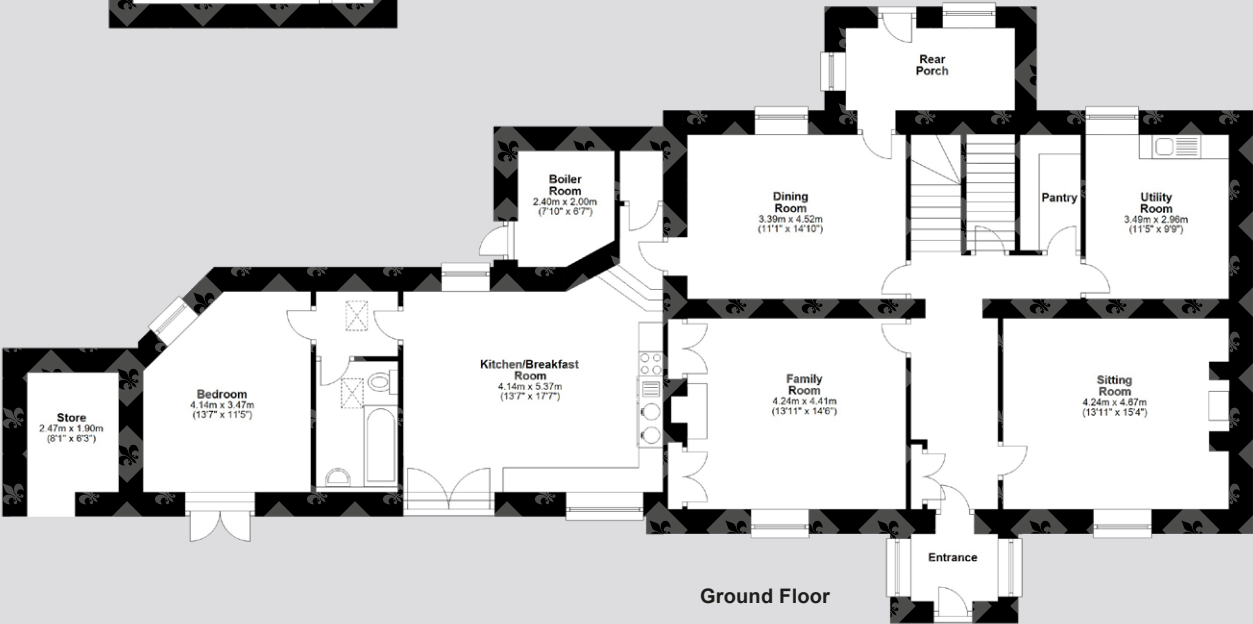
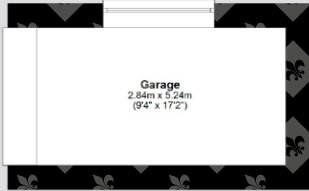
Total area: approx. 319.1 sq. metres (3434.3 sq. feet)



First Floor



Outbuildings



Ground Floor

Directions

On the A1 travelling south, cross the River Tyne over the Blaydon Bridge. At the next exit follow the signs for Whickham, passing a petrol station on the right. At the next roundabout turn left. As the road bends around to the left after Blaydon Rugby Club, move to the right-hand lane and take a right at the traffic lights up the hill. At the top of the hill take a right turn at the traffic lights onto Fellside Road. Continue on this road for around 2 miles out of Whickham Village. Pass Whickham Golf Club on the right at the bottom of the hill, and then the pub on the left at the top. Continue past Fellside Farm on the left and after 0.4 miles turn right onto Hillhead Lane. Follow the road as it bends round to the left and the driveway to Hillhead House is on the right.

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. Private water supply. Drainage to septic tank. Oil-fired central heating.

Postcode

Council Tax

EPC

Tenure

NE16 6AB

Band F

Rating F

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

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