

Springburn House

LOW SHILFORD | STOCKSFIELD | NORTHUMBERLAND



FINEST
PROPERTIES



An impressive barn conversion with hugely generous accommodation, garaging and gardens

Stocksfield Station 1.3 miles | Riding Mill Station 1.2 miles | Corbridge 4.2 miles | Hexham 8.9 miles
Newcastle International Airport 14.5 miles | Newcastle City Centre 15.2 miles





Accommodation in Brief

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

Triple Garage | Driveway & Parking | Extensive Mature Gardens
Patio | Around 1.15 Acres in All







The Property

Springburn House is a highly attractive and substantial property forming part of an exclusive collection of barn conversions at Low Shilford, a peaceful hamlet nestled in the heart of the Tyne Valley. The property sits within around 1.15 acres of gardens and grounds, all perfectly positioned for access to Stocksfield, Riding Mill, the A68 and the A69. The accommodation is spacious and very well-appointed, with a lovely warm and homely atmosphere. A host of character features include exposed stone feature walls and window surrounds along with eye-catching wooden ceiling beams.

The front door opens to the entrance hall with cloakroom/WC to one side and onward access to the drawing room and the kitchen/breakfast room. The drawing room has a beautiful dual aspect with an elegant curved bay window at one side and south-facing French doors opening to another. A grand inglenook with wooden mantel over houses a woodburning stove. An open doorway flows through to the sitting room, again with dual aspect framing views onto the gardens. The deep stone window sills are a fine reminder of the history of the property.

The kitchen/breakfast room has a country house style combined with quality contemporary cabinetry. Integrated appliances include a double oven, gas hob with extractor over and twin sinks along with space for a dishwasher and a fridge freezer. Practical and attractive tiling runs underfoot and there is ample space for a large table and chairs. Adjacent to the kitchen is the utility room with further workspace, storage, additional sink and room for white goods. The dining room offers another reception room and great flexibility; the room is currently configured as a pool room. Both the dining room and the kitchen/breakfast room feature wonderful original arched barn entrances that now form huge picture windows. The dining room arch also incorporates a glazed door to the front.

The staircase rises from the sitting room to the first floor landing and the bedroom accommodation. The superb principal bedroom is very generously proportioned and filled with natural light. Fitted wardrobes provide lots of storage and the stylish en-suite features a walk-in shower, wash hand basin, WC and bidet. There are four further bedrooms providing plenty of space and flexibility, and all finished to an excellent standard. One bedroom is currently configured as a study, which is ideal for anyone wishing to work from home in this peaceful and inspiring location. The bedrooms are served by the family bathroom with suite comprising bath with shower over, wash hand basin and WC. The accommodation is completed by a store room which could be used as a study, hobby room, nursery or a third bathroom.



Externally

Springburn House is approached via a private driveway that opens out to a large gravelled parking and turning area in front of the property. To one side is the impressive stone-built triple garage. The garage block has been thoughtfully constructed to blend with the appearance of the main house. The gardens stretch away to the south of the house, making the most of the sunlight throughout the day and at all times of the year. There are sweeping lawns dotted with a variety of tree species and boundaries of stone walling and mature hedging. A small burn bubbles peacefully through the gardens. The French doors from the drawing room step out to the patio, a lovely spot to enjoy al fresco dining and entertaining.





Local Information

Springburn House is located between the popular commuter villages of Stocksfield and Riding Mill. Stocksfield is a Tyne Valley village on the south bank of the River Tyne. The village offers local amenities including a range of shops, doctors' surgery, garage, post office and sports facilities including a golf course and tennis club. Riding Mill offers a good range of local amenities including a public house, two active village halls, churches for various denominations, an extensive selection of clubs and societies, a tennis club and a twice-weekly village café.

The nearby historic village of Corbridge offers day-to-day amenities with a wide variety of shops, restaurants, inns, doctor and dentist surgeries, community services and a garage, while nearby Matfen Hall, Close House and Slaley Hall offer excellent leisure facilities. The attractive, bustling market town of Hexham offers a full range of amenities with larger supermarkets, a good range of shops including independent delicatessen, butcher, baker, greengrocer and bimonthly farmers' market, professional services, leisure/sports centre, cinema, theatre and a hospital. Newcastle city centre is also within easy reach and provides comprehensive cultural, educational, recreational and shopping facilities.

For schooling, there is a First School in both villages, an excellent Middle School in Corbridge and senior schooling is offered in Hexham. There are also excellent private schools in the vicinity with Mowden Hall Preparatory School just outside Corbridge that provides education from nursery up to 13 years together with a selection of day schools in Newcastle.

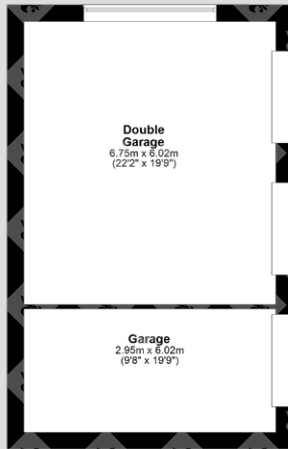
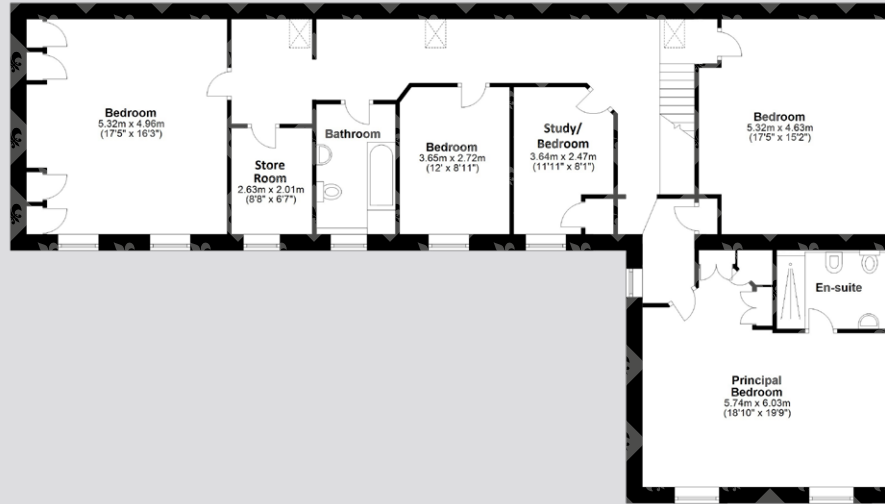
For the commuter, the A69 provides excellent access to Newcastle to the east and Carlisle to the west and onward access to the A1 and M6. The A68 heads south towards Durham and Darlington. The rail stations in Riding Mill and Stocksfield provide regular cross-country services to Newcastle and Carlisle, where connecting main line services are available to major UK cities north and south. Newcastle International Airport is also within easy reach.

Floor Plans

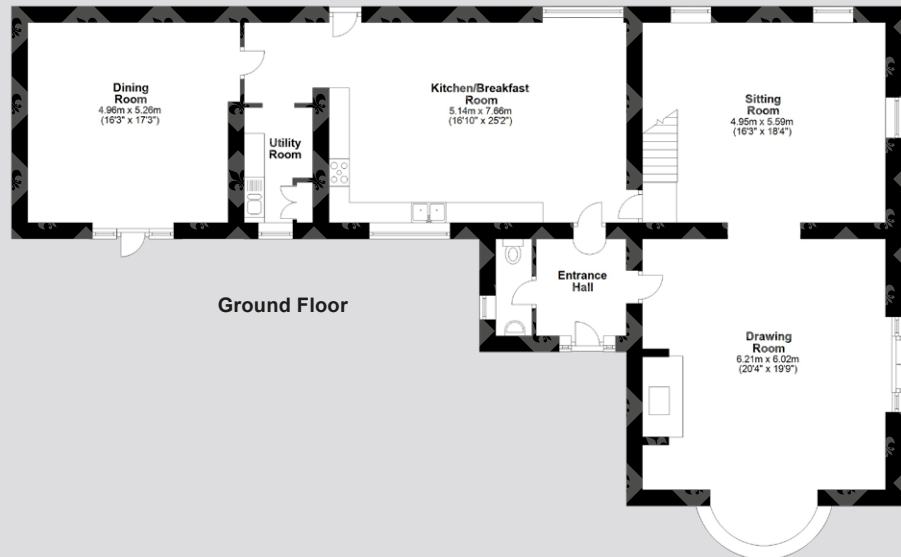
Total area: approx. 367.6 sq. metres (3956.4 sq. feet)



First Floor



Ground Floor



Directions

From Corbridge take the B6321 out of the village going over the River Tyne. At the roundabout take the first exit onto Station Road (B6529). Follow this road onto Tinkler's Bank (A695) and continue for about 3.2 miles, passing through Riding Mill, to reach Broomhaugh Roundabout. Take the second exit to stay on the A695 and continue for approximately 0.3 miles. The entrance to Springburn House is the second gateway on the right-hand side and the driveway immediately forks right and left. Keep right and follow the driveway to the house.

Google Maps

what3words



///relate.roadshow.people

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 gas. Gas-fired central heating. Solar panels. Water from private supply provided by Bywell Estates (approx. £90/year). Private drainage.

Postcode

Council Tax

EPC

Tenure

NE43 7HW

Band G

Rating C

Freehold

Viewings Strictly by Appointment

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