

Woodside

9 CRABTREE ROAD | STOCKSFIELD | NORTHUMBERLAND



FINEST
PROPERTIES



An attractive extended brick-built period property
with a wealth of character and extensive
mature grounds

Stocksfield Station 1.2 miles | Corbridge 7.6 miles | Hexham 10.9 miles
Newcastle City Centre 14.1 miles | Newcastle International Airport 15.7 miles





Accommodation in Brief

Entrance Hall | Sitting Room | Drawing Room | WC | Study | Kitchen
Utility Room | Principal Bedroom with En-suite Shower Room & Dressing
Room | Three Further Bedrooms | Family Bathroom

Driveway | Parking | Front Garden | Patio
Rear Garden, Grounds & Woodland of Around 1 Acre







The Property

Woodside is a handsome semi-detached house nestled on a quiet street in the heart of a much sought-after Tyne Valley village. The immaculate and spacious accommodation is arranged over two floors with the house set back and above the street below, resulting in open, elevated, leafy views to the front. High ceilings, solid wood doors and stained glass reflect the history of the property, believed to date back to the late 1800s. In addition to a front garden, Woodside also benefits from approximately an acre of generous extended garden with woodland, offering wonderful privacy, play and potential to the rear of the property.

A shingle footpath rises gently through the front garden and approaches the attractive brick-built property and period style glazed porch, which leads into the entrance hallway. Beautiful tiled flooring ties in with the period of the property and leads through into the kitchen. A bright, elegant sitting room to the front of the house features a woodburning stove in a smart fireplace and alcove shelving to either side. The drawing room, flows from the main house into the extension, creating a fabulous open living space with French doors out to the rear garden, perfect for indoor/outdoor living, and windows on two sides allowing light to flood in. Off this room is access to a handy ground floor WC and a third reception room, currently set up as a study, but that could also be a snug, a play room or even a downstairs bedroom.



The kitchen is a lovely bright space owing to the clever addition of a ceiling lightwell. The wall and floor units are smart and neutral with black granite worktops, mosaic splash back behind the electric range cooker with gas hob, and integrated dishwasher. There is ample space for a dining table and chairs. A glazed door leads into a spacious utility room with plenty of storage, laundry facilities, double sinks and room for a large American style fridge/freezer. There is direct access from the kitchen into the rear garden.

Upstairs, the principal bedroom is situated to the rear of the house to take advantage of the privacy and leafy views of the garden and woodlands beyond and a dressing room and relaxing en-suite shower room create a luxurious suite. Three further bedrooms, two enjoying elevated views to the front of the house, and a well-appointed family bathroom with bath, separate shower cubicle and dual windows make up the first floor. The property also benefits from extensive insulated and boarded loft space with light and power.





Externally

Woodside features a well-maintained front garden with lawn, borders and mature hedging. A driveway leads up the side of the house and round to the rear, where there is a patio with direct access into the kitchen and drawing room, and ample space for al fresco dining and entertaining. A further neat lawn with mature borders and a vegetable patch opens onto a large, private wooded area leading down to a stream. This land adds remarkable peaceful outdoor space to the property. Several sheds offer storage and will appeal to all keen gardeners. Pathways wind through idyllic woodland that is a haven for wildlife. This is a remarkable addition to a property in such a desirable location and is amazing for children and animals to roam free. Woodside covers around 1 acre in total.

Agency Note

The two neighbouring properties have a vehicular right of access along the driveway of no 9 to access the rear of their property.





Local Information

Stocksfield is a popular, attractive Tyne Valley commuter village situated 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. The village provides an excellent alternative to city life, giving an opportunity to enjoy the rural situation with good accessibility to city and business centres. For the outdoor enthusiast, the beautiful surrounding Northumberland countryside offers stunning views and excellent walks. Nearby Corbridge has a wide variety of local amenities including a range of artisan shops, a renowned delicatessen, supermarket, restaurants, inns, doctor and dentist surgeries, community services and a garage, while Matfen Hall and Close House offer excellent leisure facilities including spa, gym, golf courses and driving range. The market town of Hexham provides further professional, retail and recreational services including a hospital while Newcastle city centre provides comprehensive cultural, educational, recreational and shopping facilities.

For schooling, there is a primary school in the village, 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 east and west to Newcastle and Carlisle, with onward access to the A1 and M6 respectively. The rail station in Stocksfield provides regular cross-country services, which in turn link to other main line services to major UK cities. Newcastle International Airport is also easily accessible.

Floor Plans



First Floor

Total area: approx. 184.3 sq. metres (1983.3 sq. feet)

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 and continue on the A695 for about 5.4 miles, going through Riding Mill and straight across the roundabout to Stocksfield. Follow the road as it bends around to the right, with Broomley County First School and Stocksfield Cricket Club on the left, and continue up the hill. Turn right onto Cadehill Road and then turn into the first road on the right: Crabtree Road. Woodside is the first red brick semi-detached house on the lefthand side of the road.

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

Postcode

NE43 7NX

Council Tax

Band F

EPC

Rating D

Tenure

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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