

# Bridge House

NEWBROUGH | HEXHAM | NORTHUMBERLAND



**FINEST**  
PROPERTIES





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A beautifully refurbished, south facing Grade II Listed stone detached property with outbuildings and river frontage, on the edge of a sought-after village location

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Hexham 6.3 miles | Corbridge 10.8 miles | Newcastle International Airport 24.3 miles  
Newcastle City Centre 27.9 miles









## Accommodation in Brief

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

Parking | Gardens | Stone Bothy | Stores | Summerhouse











## The Property

Bridge House is a charming stone-built property with a host of original features including elegant Georgian sliding sash windows combined with thoughtful contemporary touches and high quality fixtures and fittings. The property has been thoroughly updated and beautifully maintained to create a lovely family home in a private location on the edge of a desirable Tyne Valley village. Set within gorgeous gardens with stone outbuildings and a path down to the river, Bridge House is an idyllic country village property.

A stone flagged garden path leads up to the open porch with built-in benches for sitting to remove muddy boots or taking in the view of the extensive cottage style garden. The hallway is light and bright, and leads into a sunny dual aspect sitting room with wood burning stove set within a traditional stone inglenook fireplace. The beautifully appointed kitchen is also dual aspect with exposed ceiling beams, solid oak flooring, contemporary Shaker style units, a Rangemaster Professional+ stainless steel range cooker set within an inglenook fireplace, Belfast sink and integrated fridge, freezer and dishwasher. The kitchen has ample space for a large dining table and chairs, as well as deep window seats that are perfect nooks to enjoy the handsome south facing views. A spacious and practical utility room to the rear provides additional storage, a further sink and plumbing for a washing machine, in addition to the walk in larder cupboard off the kitchen. The downstairs WC is a handy addition and an external door leads out to the rear of the house and the parking.

The elegant and relaxing principal bedroom to the first floor looks out over the garden and woodlands and boasts an attractive cast iron fireplace and a smart en-suite shower room. The two further bright bedrooms are served by a luxurious family bathroom with freestanding roll top bath and solid oak flooring.















## Externally

Bridge House is accessed through a gated driveway providing private parking for several vehicles and a pathway around the house to the gardens. The expansive mature gardens are south and west facing, providing a wonderful space to relax, dine and entertain in the sunshine with a wooden summerhouse for those showers. Lawns interspersed with beech hedges, shrubs and herbaceous borders lead to access down to the riverbank, which includes riparian rights, and the eponymous bridge, as well as the walled kitchen garden. This area also houses a recently renovated detached stone bothy building with its own lighting and power source; ideal as a self contained studio/workshop, for storage, or potentially an annexe or home office. Three garden sheds are located in a stone-built outbuilding adjacent to the house, offering a potential footprint for extension from the main house, if required, subject to any necessary permissions.







## Local Information

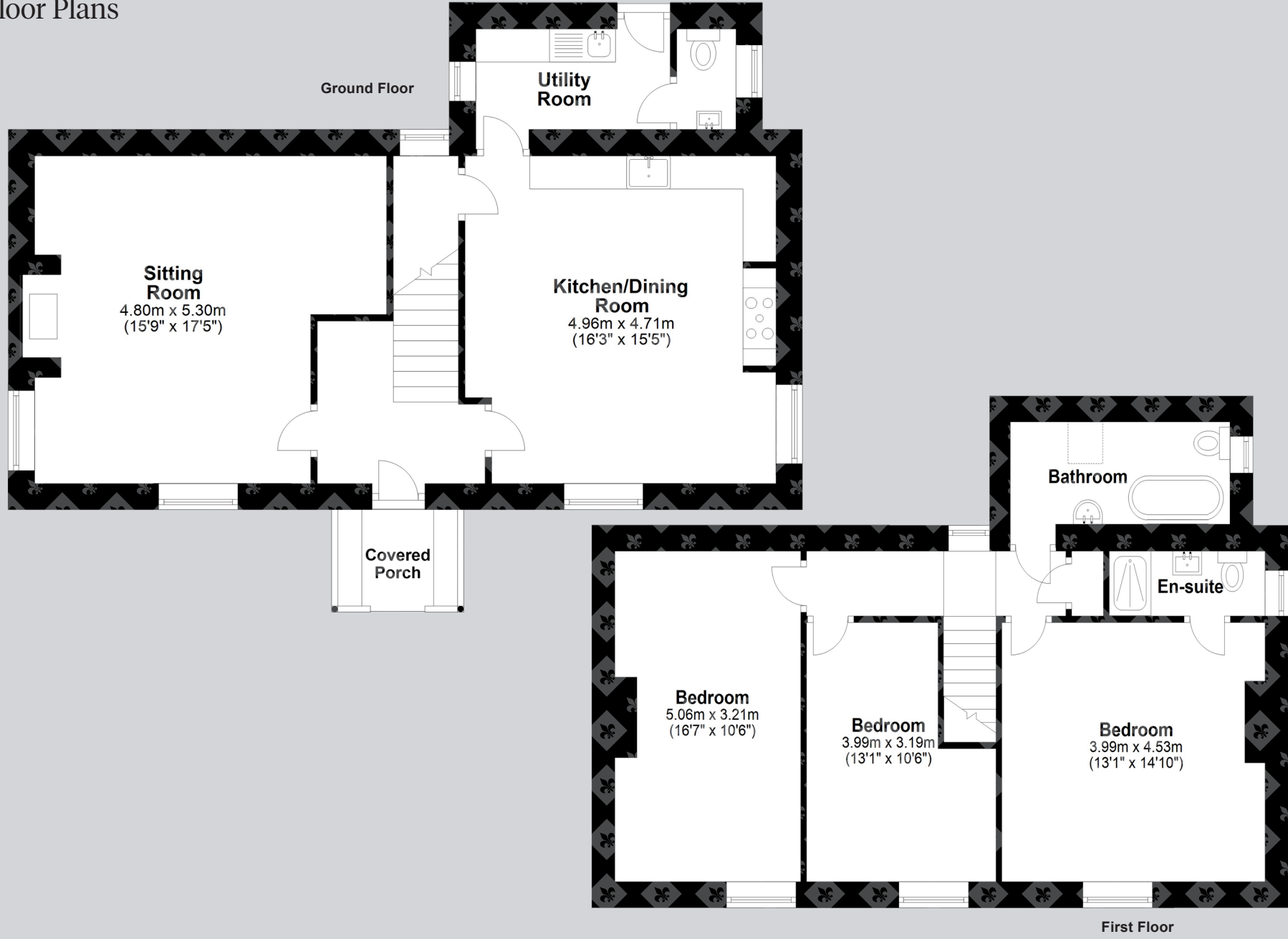
Newbrough is a charming Northumberland village on the north bank of the River South Tyne. The village boasts a well-regarded Public House, The Red Lion and Newbrough Town Hall which is a popular events venue having been brought back to life in 2000. A local shop can be found within Fourstones Filling Station in the neighbouring village. The nearby market town of Hexham offers more comprehensive services with large supermarkets (including Marks & Spencer, Waitrose and Tesco), a further range of shops and professional services together with a leisure centre, cinema, theatre and hospital. The beautiful surrounding area provides walks and other country pursuits, with golf courses, sports clubs and Hexham racecourse within easy reach. The charming and historic village of Corbridge offers additional amenities including further artisan shops while nearby Matfen Hall and Close House offer excellent leisure facilities. Newcastle city centre is within easy reach and provides further comprehensive cultural, educational, recreational and shopping facilities.

For schooling there is Newbrough CE First School within the village. In Hexham there is a wide selection of schools including The Sele First School, which has achieved 'outstanding' Ofsted reports for many years and provides exceptional education from 3-9 years, and the well-regarded and newly renovated Queen Elizabeth High School. In addition, Mowden Hall Preparatory School is nearby and provides private education from nursery up to 13 years. There are several private day schools in Newcastle with school transport offered from Hexham.

For the commuter the A69 provides excellent access to Newcastle to the east (approximately 40 minutes) and Carlisle to the west and onward access to the A1 and M6. The rail station at Hexham provides 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.



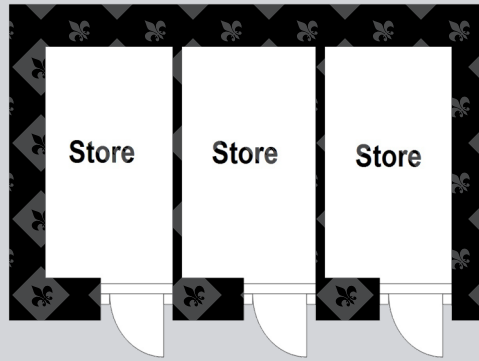
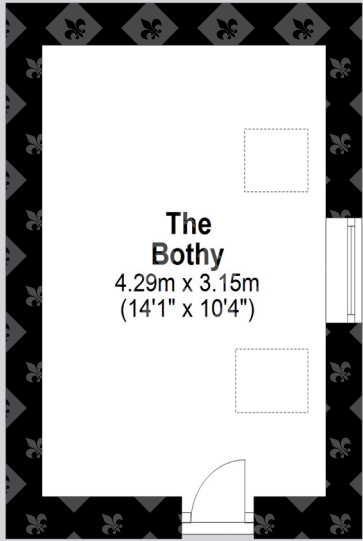
# Floor Plans



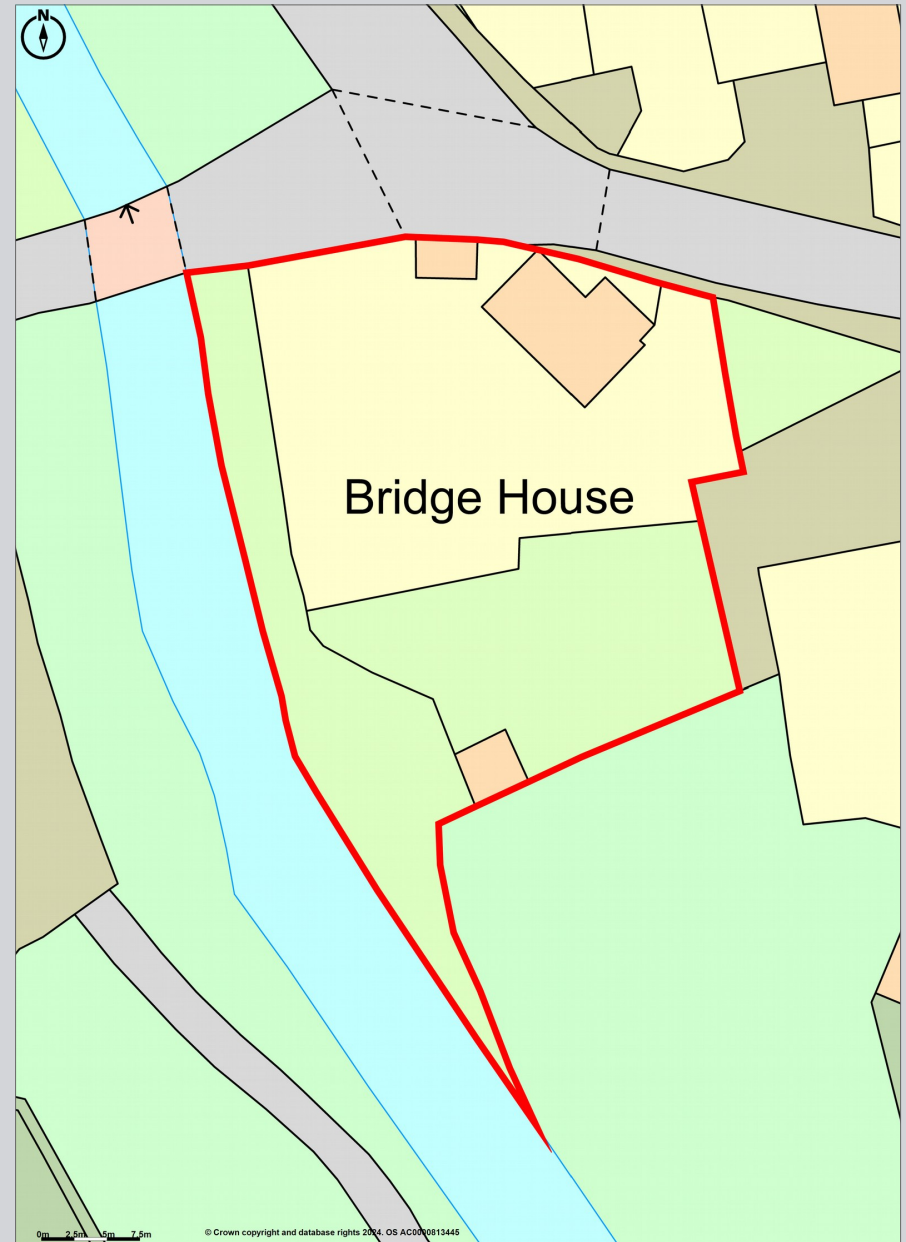
Total area: approx. 150.0 sq. metres (1614.7 sq. feet)



# Floor Plans



Ground Floor



Total area: approx. 150.0 sq. metres (1614.7 sq. feet)



## Directions

From the A69, take the turning sign posted to Newbrough, Fourstones and Warden. Continue along the B6319 for approximately 2.5 miles and through Fourstones. On passing the village sign for Newbrough, continue for 0.3 miles and Bridge House is the last house on the left as you leave the village.

Google Maps



what3words

///ship.wonderful.action

## 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 water. Drainage to septic tank. Oil fired central heating.

Postcode

NE47 5AR

Council Tax

Band D

EPC

Rating E

Tenure

Freehold

## Viewings Strictly by Appointment

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of distinctive property*

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