

Lark Rise

HEXHAM | NORTHUMBERLAND



FINEST
PROPERTIES



A spacious country cottage with gardens and
beautiful Tyne Valley views, close to the desirable
market town of Hexham

Hexham 1.2 miles | Corbridge 3.5 miles | Newcastle International Airport 19.0 miles
Newcastle City Centre 22.6 miles



Accommodation in Brief

Reception Hall | Kitchen/Dining Room | Cloakroom /WC | Garden Room
Dining Room | Family Room | Sitting Room | Two Bedrooms | Bathroom
Principal Bedroom with En-suite Shower Room

Parking | Garden | Courtyard | Barn







The Property

Lark Rise is an attractive traditional country cottage, full of character including exposed wood ceiling beams, wooden internal doors and ornate cast iron fireplaces. The house is deceptively spacious and very welcoming as it stands, although it does also offer some level of modernisation and the ability for the new owner to put their stamp on it. The attached barn currently provides ample storage with the potential for redevelopment, subject to any necessary planning consents. Positioned in a tranquil rural setting with only a handful of neighbours, yet within only a few minutes' drive of bustling Hexham, Lark Rise is the perfect blend of lifestyles.

The reception hall features an impressive solid wood open staircase that curves up to a galleried landing on the first floor and there is plenty of space in the hall for seating and furniture. Off the hall, the breakfasting kitchen with traditional Shaker style wall and floor units offers integrated appliances including a gas oven and hob, and space for a range style cooker on a flagged stone floor, a dishwasher and a fridge/freezer or washing machine. A rear hall leads off the kitchen towards a convenient WC, an external door to access the enclosed courtyard, and a peaceful garden room to enjoy the breathtaking countryside views in all weathers. From the kitchen, the reception rooms flow the length of the house; a formal dining room, a family room or snug and a vast sitting room with windows covering the full length of the room. Each of the reception rooms showcases a different style of fireplace and the family room and sitting room have hatches into ceiling storage.

Two good sized bedrooms and a family bathroom are to be found at the end of the house, providing privacy from the main living accommodation, whilst the principal bedroom is to the first floor. The vaulted ceiling and exposed beams combined with several windows, create a light, bright bedroom with far-reaching views, and the en-suite shower room and double built-in wardrobe provide modern comforts. Hatches in the bedroom and on the landing provide access into eaves storage.







Externally

A driveway leads up to Lark Rise with parking space and a pretty path bordered by shrubs, trees, flowers and pots arrives at the front door. To the side of the property is a secluded, private lawn and patio area surrounded by mature trees and hedges. An enclosed courtyard to the rear offers an ideal spot to relax, dine and entertain outside with a gate to the fields beyond.

Attached to the house, but accessed independently is a barn with double doors, currently a storage space, but with potential to convert into an annexe, Airbnb or an extension to the main house, subject to any necessary planning consents.





Local Information

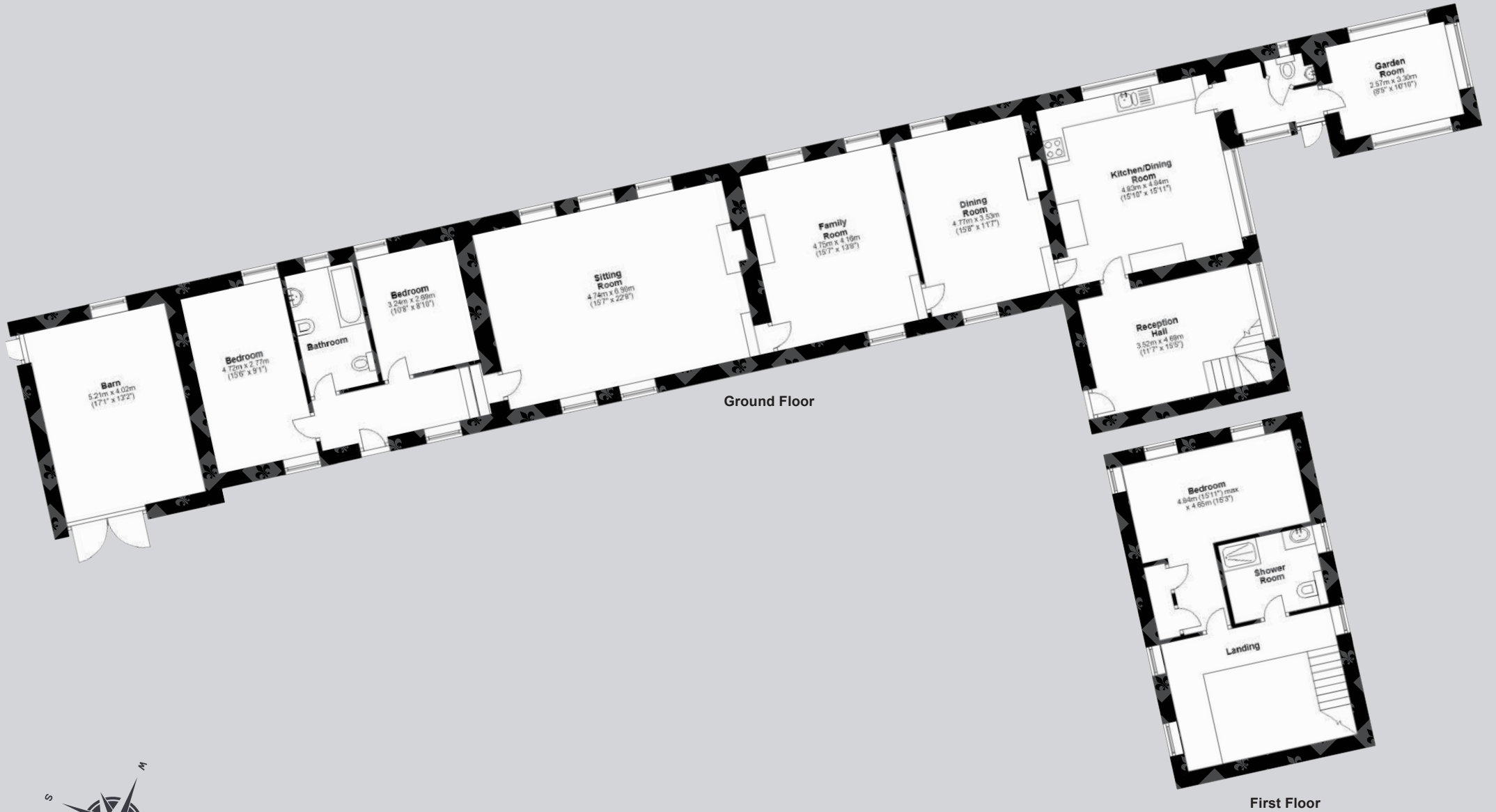
Lark Rise is nestled in a rural yet accessible location in the heart of the Tyne Valley. The nearby historic market town of Hexham offers a full range of day-to-day amenities with supermarkets, a good range of shops and restaurants, leisure centre, doctors' and dentist surgeries, petrol stations, professional services and a hospital. The beautiful surrounding area provides walks and other country pursuits, with golf courses, sports clubs and Hexham racecourse within easy reach. The popular Tyne Valley village of Corbridge is also close by and offers a variety of shops, a renowned delicatessen, further restaurants, while nearby Matfen Hall and Close House offer excellent leisure facilities. Newcastle City Centre provides further comprehensive cultural, educational, recreational and shopping facilities.

For schooling, the exceptional Beaufront First School is situated close by at Sandhoe, while there are excellent middle and senior schools in Hexham. In addition, Mowden Hall Prep School is a short distance away, just outside Corbridge, together with several private day schools in Newcastle.

For the commuter the A69 provides excellent access to Newcastle to the east and Carlisle to the west, with onward access to the A1(M) and M6 respectively. Newcastle International Airport is also easily accessible. The railway station at Hexham provides regular cross-country services, which in turn link to other main line services to major UK cities north and south.



Floor Plans



Total area: approx. 228.2 sq. metres (2456.3 sq. feet)

Directions

From Hexham take the A6079 out of the town and at the Bridge End roundabout take the third turning up Oakwood Bank (signposted to Oakwood, Sandhoe and Anick) and follow this road for 0.5 miles. Take the left turn signposted St John Lee and follow the road as it bends round to the right and then the left. West Oakwood House is on the corner on the right and the entrance to the driveway to Lark Rise is immediately after that, also on the righthand side. Lark Rise is the first property straight ahead.

Google Maps

what3words



///backward.lucky.oxidation

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 |
|----------|-------------|-----|--------|
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Band F

Rating D

Freehold

Viewings Strictly by Appointment

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