

# Thornbrough House

CORBRIDGE | NORTHUMBERLAND



**FINEST**  
PROPERTIES



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# A fabulous period farmhouse with land in a much sought-after Tyne Valley location

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Corbridge 1.5 miles | Hexham 8.5 miles | Newcastle International Airport 14.0 miles  
Newcastle City Centre 16.6 miles





## Accommodation in Brief

### Ground Floor

Vestibule | Hall | Drawing Room | Sitting Room/Dining Room | Kitchen/Breakfast Room  
Garden Room | Games Room | Shower Room | Atrium | Utility Room | Pantry | Study  
Boot Room | Kitchen/Breakfast Room with Sitting Area | Second Utility Room | Three WCs

### First Floor

Four Bedrooms with En-suite Facilities | Further Bedroom | Bathroom

### Second Floor

Three Bedrooms | Bathroom

### Externally

Formal Gardens | Outdoor Seating Areas | Driveway & Parking  
Stone Outbuilding with Stable & Two Stores | Detached Garage  
Tennis Court | Brick Field Shelter | Land of Around 4.85 Acres







## The Property

Thornbrough House is a truly beautiful Grade II Listed property located in a desirable and accessible location, only a few minutes from the centre of Corbridge in the heart of the Tyne Valley. The gorgeous stone-built property was originally an early 18th century farmhouse that was extended in the early 19th century. Modern additions have created the stunning home that stands today, with pretty formal gardens and land extending to around 4.85 acres. The property as a whole extends to over 6.1 acres and will surely appeal to a wide range of purchasers, including equestrian enthusiasts looking for a manageable and compact set up.

Thornbrough House offers a remarkable and expansive country home with great flexibility and versatility. The property can easily be configured as a fabulous main house, along with a substantial annexe. Both the house and annexe would have their own private access, reception rooms and superb kitchen/breakfast rooms. The quality and specification is superb throughout, with elegant décor, appealing original features and exceptional attention to detail combining to offer a wonderful country house atmosphere.

The welcoming vestibule leads to the hall and the lovely formal drawing room to the front elevation. Double doors open to a kitchen/breakfast room with a sitting area, creating a light and open flow. Both rooms are hugely attractive, with a blend of period features and sleek contemporary finishes. The kitchen is served by a utility room with a WC tucked off to one side. The largest reception room is the spectacular and expansive sitting room/dining room, with further reception space available in the relaxing garden room. The games room is a versatile space that could become a generous snug, or even an extra bedroom if required, as it benefits from an adjoining

shower room. At the heart of the home is a stunning kitchen/breakfast room with AGA that is perfect for modern entertaining. Another utility room serves this kitchen, adding further practicality. The striking atrium is a fantastic addition, linking to a pantry, study, boot room and WC. A third WC completes the ground floor accommodation.

There are eight bedrooms arranged across the first and second floors. Four bedrooms on the first floor benefit from en-suite facilities, whilst the fifth is adjacent to a lovely boutique bathroom. The bedrooms are elegantly appointed and the bathrooms and shower rooms feature stylish finishes with high quality fixtures and fittings. The three second floor bedrooms are served by another bathroom. There is great flexibility to configure the accommodation for individual needs.



## Externally

Thornbrough House benefits from extensive gardens and grounds with the property extending in all to over 6 acres. The formal gardens sit to the south of the house, capturing the sun throughout the day and at all times of the year. Manicured lawns and a variety of outdoor seating areas provide space to enjoy the idyllic setting, surrounded by colourful plantings with mature trees and established hedging. The views stretch away across magnificent Northumberland countryside. To the east of the house is a tennis court for the sports enthusiast. There is a substantial stone-built outbuilding consisting of a stable and two stores, and a separate detached garage is to the rear. Ample additional off-road parking space adds further practicality.

Land sweeps away to the south and east extending to around 4.85 acres of well-fenced grazing paddocks with excellent secure stock fencing, newly installed water troughs and electric fencing.

A brick shelter is positioned in the field. The land slopes gently away from the property, highlighting the views beyond. There is great scope for all equestrian enthusiasts to enjoy a fabulous set up with all the benefits of country living within a small, friendly community and close to village amenities.







## Local Information

Thornbrough is a hamlet located approximately 1.5 miles east of the Tyne Valley village of Corbridge. Corbridge is a popular, charming and historic village that sits on the River Tyne in the heart of the scenic Tyne Valley. The village offers a full range of day-to-day amenities with a wide variety of shops, restaurants, inns, doctors' and dentist surgeries, community services and a garage; while nearby Matfen Hall and Close House offer excellent leisure facilities. The nearby market town of Hexham offers more comprehensive services with large supermarkets, a further range of shops, additional schooling and professional services together with a hospital.

For the commuter Thornbrough is convenient for the A69 which gives excellent access to Newcastle to the east and Carlisle to the west; the railway station is located on the edge of Corbridge. For schooling there are First and Middle Schools in Corbridge, while senior schooling is offered in Hexham.

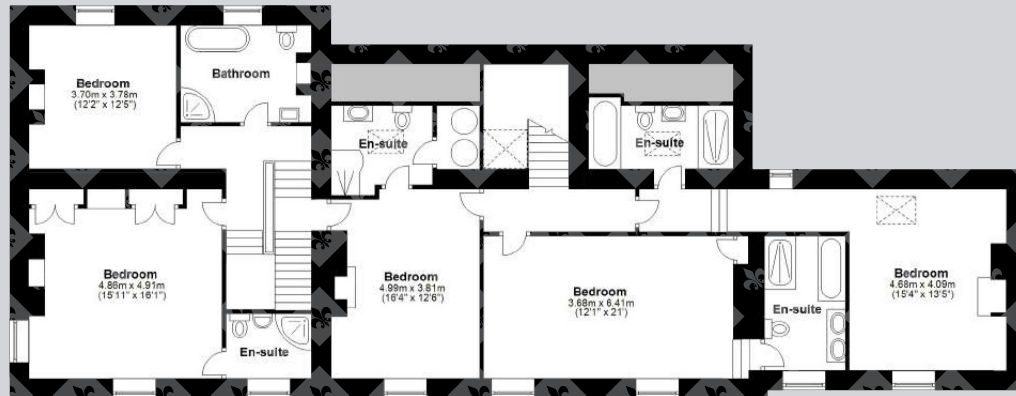




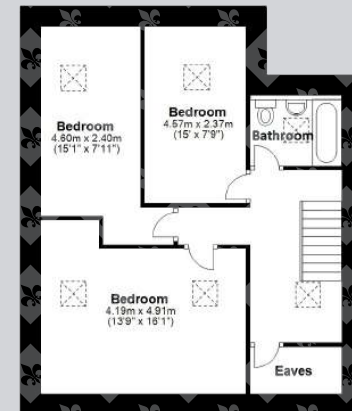


# Floor Plans

Total area: approx. 594.5 sq. metres (6399.4 sq. feet)



First Floor



Second Floor

## Directions

From Corbridge, take the B6530 (Newcastle Road) out of the village towards the A69. After approximately 1 mile take the left-hand turn to Thornbrough/Aydon. Continue along this road, passing Thornbrough Farm on your left. Immediately after the farm entrance take a left-hand fork into the no-through lane (you will see a blue sign giving directions to Thornbrough House, and there is also a lake on your left) leading to Thornbrough House, which is down the lane on your right.

Google Maps



what3words

//example.ensemble.flask

## 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. LPG-fired central heating.

Postcode

NE45 5LX

Council Tax

Band H

EPC

Rating F

Tenure

Freehold

## Viewings Strictly by Appointment

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