

The Courtyard

WALLRIDGE | INGOE | NORTHUMBERLAND



FINEST
PROPERTIES



A beautifully presented barn conversion with
holiday cottage, annexe, equestrian facilities and
grazing set in 17 acres

Belsay 4.0 miles | Matfen 4.4 miles | Ponteland 9.6 miles | Newcastle International Airport 10.5 miles
Corbridge 10.9 miles | Morpeth 13.1 miles | Newcastle City Centre 17.9 miles





Accommodation in Brief

Reception Hall | Drawing Room | Dining Room | Kitchen with Mezzanine
Rear Lobby | Utility Room | WC | Principal Bedroom with En-suite
Bathroom & Dressing Room | Downstairs Guest Bedroom with En-suite
Shower Room | Additional Bedroom | Shower Room | WC

Annexe

Sitting Room | Kitchen | Two Bedrooms | Bathroom

Holiday Cottage

Entrance Vestibule | Sitting Room/Dining Room with Mezzanine | Kitchen
| Two Bedrooms with En-suite Facilities

Driveway | Parking | Gardens | Orchard | Courtyard | 17 Acres | Equestrian
Facilities | Four Loose Box Stables | Two Foaling Stables | Two Stores
Tack Room | Feed Room | Detached Hay Store | Outdoor Manège
Paddocks | Hayfield | Woodland







The Property

The Courtyard is situated in the quiet hamlet of Wallridge which lies amidst glorious Northumbrian countryside yet within easy reach of a number of villages and market towns. Dating back to 1906, it was part of Wallridge Farm which formed part of the renowned Belsay Estate. Originally converted in 1991, it has been further updated, remodeled and reconfigured by the current owners and provides bright, spacious and versatile accommodation with wonderful period features. The property boasts around 17 acres in all and includes a mixture of paddocks, hay field and a belt of woodland along with excellent equestrian facilities including a range of stables, tack room, hay storage and outdoor manège. The property also benefits from an attached annexe and separate cottage which are currently used as successful holiday lets to provide an additional income stream. There is scope to develop further as part of the land could be used to add a further holiday cottage, subject to the necessary consents.

The front door opens into an impressive reception hall, currently used as a sitting room and office space with flagstones to the floor, contemporary wood burning stove set within an inglenook fireplace with wood mantle and staircase to the upper floor. A convenient cloakroom/WC is tucked away behind the stairs and the principal reception rooms lead off to one side of the house with the bedrooms and annexe on the opposite side, creating an excellent living/sleeping division.

The spacious drawing room features a wood burning stove set on a stone hearth with a wood mantel over and the dining room offers stunning crux beams to the ceiling and a bleached oak flooring. The open breakfasting kitchen is fitted with an extensive bespoke range of cabinetry and larder storage with recessed lighting, a breakfast bar island with complementary polished granite work surfaces and solid slate floor. Integral appliances include an impressive oil-fired twin oven AGA and additional electric two oven AGA companion with extractors over, microwave oven, dishwasher, Miele Coffee maker, Neff Combination oven and an American-style fridge freezer. Off the kitchen a useful utility/boot room and WC lead to the rear entrance of the house. A spiral staircase rises to the upper mezzanine level which is galleried to the kitchen

and dining room, benefits from a clear glass balustrade and is currently used as a quiet reading area. The principal living rooms are wired for surround sound.

From the reception hall the spindled staircase leads to the principal bedroom suite with dual aspect, fitted wardrobes, dressing room and en-suite bathroom with suite including a contemporary freestanding roll top bath and walk-in shower. Two further downstairs bedrooms are off the reception hallway; a guest bedroom with fitted wardrobes and en-suite shower room, whilst the second of these bedrooms is served by a separate shower room. The corridor also gives internal access to the annexe which could also be converted into a principal bedroom suite if required.



Holiday Lets

The Annexe

Double doors give direct access from the front of the property into the sitting room with electric feature fire. Off the sitting room is the kitchen fitted with a full range of units, ceramic hob with extractor over, electric oven and fridge freezer. Two bedrooms are offered, both with fitted wardrobes and both served by the adjacent bathroom.





The Holiday Cottage

The larger of the two holiday lets benefits from a vestibule entrance, leading to the breakfasting kitchen. The kitchen features a central island and breakfast bar and is fitted with a range of contemporary wall and floor units with tiled splashback and complementary work surfaces. Integral appliances include an electric Rangemaster AGA, dishwasher, washing machine and fridge/freezer. The open plan sitting room and dining areas are clearly defined and benefit from a vaulted ceiling with crux beams, an electric feature wood burning stove with surround and two sets of bi-fold doors which flood the room with natural light. A galleried mezzanine level sits above the dining area which could be used as a storage area or third bedroom if required with the necessary safety consents and is accessed via a drop-down hatch from the rear of the dining area. There are two bedrooms of good proportions which both benefit from fitted wardrobes and en-suite facilities





Externally

The Courtyard is approached through stone-built pillars onto a gravelled drive to a parking area for several vehicles. Stone walling borders the property which benefits from a wrap-around garden with mature trees and a small fruit orchard to the side. To the front of the property, the enclosed courtyard offers a contemporary water feature, espalier pear and apple trees and an array of areas to sit and relax. The rear garden is mainly laid to lawn with hedging for added privacy, two wildlife ponds and a large paved sun terrace with dwarf wall, ideal for al fresco entertaining.



To the side of the property the equestrian facilities include a stable block of wooden construction with tack room, feed room and stores with a separate hay barn and outdoor manège. Currently configured with six loose box stables, four 12' x 12' and two 14' x 14' foaling stables, there is further scope to create two additional stables if required from existing stores within the complex. There are lights to all loose boxes, wiring for heat lamps and power supply to the stores and CCTV. A gate from the stable block leads to the all-weather sand and rubber manège and there is gated access to the paddocks and a further gate provides access from the stables to ensure security. The paddocks, which are fenced with post and rail fencing, are currently divided into four enclosures for grazing in the form of separate paddocks and there is also a field shelter. A hay field sits to the side along with a belt of woodland. In all The Courtyard offers a manageable equestrian property located in an excellent position for quiet hacking on country roads and off-road tracks and covers just over 17 acres altogether.

Local Information

The Courtyard is set in a rural yet convenient location to the north of Matfen and west of Belsay and within easy commuting distance of Newcastle. Nearby Belsay has an award-winning shop and Post Office and Belsay Hall, Castle and Gardens. The market towns of Morpeth and Hexham offer further shopping facilities, a range of restaurants, bars, professional, health and leisure facilities. The charming village of Corbridge offers a wide variety of local amenities including a range of artisan shops, renowned delicatessen, a supermarket, restaurants, inns, doctors' and dentists' surgeries, community services and a garage, while nearby Matfen Hall and Close House offer excellent leisure facilities. In addition Ponteland offers newsagents, grocery stores, pubs, restaurants and bistros, boutiques and other local businesses and Newcastle offers a comprehensive range of professional services, cultural, recreational and shopping facilities.

There is a First School in Belsay, with senior schooling available in Ponteland. 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, the A69 and A696 provide good access to local market towns and regional centres including Newcastle Airport and the City Centre, Carlisle and onward access to the A1 and M6. The railway station in Newcastle provides excellent national rail services.



Floor Plans



Annexe

Holiday Cottage

Directions

From Corbridge take the Aydon Road (B6321) out of the village and continue for 3.9 miles to the Military Road (B6318). Turn left onto the Military Road and then immediately right signposted to Ingoe and Matfen. On reaching Matfen take the left turn to Capheaton, Ryal and Ingoe and continue along this road for 1.5 miles. Take the right turning to Belsay and Ingoe and continue for a further 1.6 miles to a T-junction. At this junction turn right and continue for approximately 1.3 miles and The Courtyard is on the left-hand side set back from 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 and water, private drainage and oil-fired central heating. Solar panels. Fibre broadband.

Postcode

NE20 0SX

Council Tax

Band G

EPC

Rating D

Tenure

Freehold

Viewings Strictly by Appointment

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