

Orchard House

THORNGRAFTON | HEXHAM | NORTHUMBERLAND



FINEST
PROPERTIES



A detached bungalow of generous proportions
in a rural yet convenient location with glorious
panoramic views

Bardon Mill 0.9 miles | Haltwhistle 5.9 miles | Hexham 11.8 miles | Corbridge 15.3 miles | Carlisle 26.8 miles
Newcastle International Airport 29.9 miles | Newcastle City Centre 32.4 miles





Accommodation in Brief

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

Double Garage | Parking | Wrap Around Gardens







The Property

Orchard House is located in an elevated position on the edge of the popular and pretty hamlet of Thorngrafton. Built in 1986 and updated for modern day living, the property offers flexible accommodation and fabulous far-reaching southerly views across the Tyne Valley.

The front door opens into an entrance porch with a further glazed door leading into the main hallway and access to all rooms. The bright and spacious sitting room is of generous proportions and includes a Yew wooden floor and a recently installed feature woodburning stove on a stone hearth with attractive tile and wood surround. The property benefits from WERU double glazed windows to the whole ground floor, recently installed radiators in all rooms and offers fabulous southerly views across the Tyne Valley. French doors to the side lead to one of two sun terraces and the garden.

The kitchen sits to the front elevation and is flooded with natural light and again has fabulous views. There are a range of stylish wall and base cupboards along with complementary work surfaces. The kitchen is served by a utility room which sits to the rear of the property and has useful storage cupboards, a sink and space for a washing machine and tumble dryer. The utility has access to the garden and to the generous integral double garage, which has power and lighting and an electric door.

Two good sized bedrooms to the side and rear elevation also occupy this floor and enjoy views of the garden, along with a further third bedroom, which is currently configured as a study/home office, ideal for working from home. The family bathroom is fitted with a bath, wash-hand basin, WC and a useful storage cupboard. A separate shower room offers a walk-in shower, wash-hand basin and WC.

Stairs lead to the mezzanine level principal bedroom which has newly installed Velux windows and dual blinds. The bedroom is served by an en-suite with part tiled walls, bath, wash-hand basin and WC.

Upstairs, a spacious landing leads to four well-appointed rooms. The principal bedroom benefits from an en-suite shower room while the remaining bedrooms are served by a bathroom with freestanding roll top bath, wash hand basin, WC and heated towel rail.





Externally

The wrap around gardens are of generous proportions, with lawns to two sides and paved terracing to the front to take in the open and far-reaching views. There are mature borders planted with native tree species and fruit trees, raised beds and traditional dry-stone wall boundaries. For the keen gardener there is a productive fenced vegetable plot and also a greenhouse.





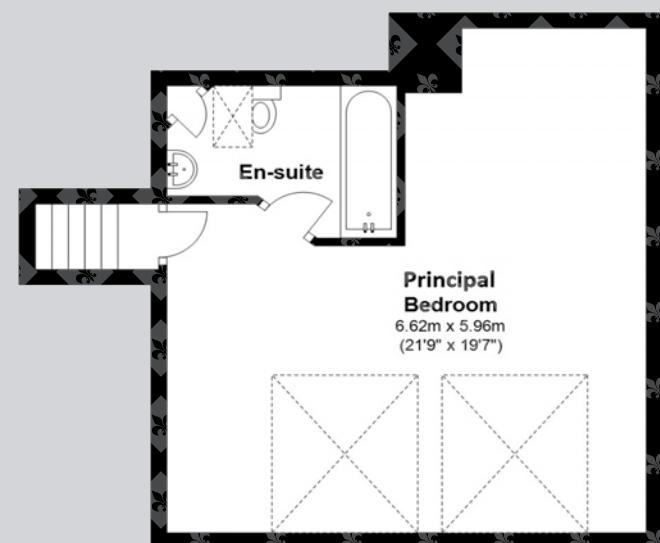
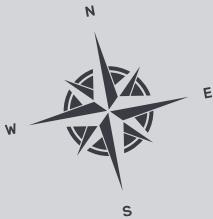
Local Information

Thorngraffton is a small hamlet which sits in an elevated position above Bardon Mill offering a peaceful environment and beautiful setting yet within easy reach of local amenities. Bardon Mill offers everyday amenities with a village store and tea room, pub, mobile post office and pottery. The Bardon Mill & Henshaw village hall is the UK's first earth-sheltered village hall and offers a range of clubs and facilities for the active community. Nearby Haydon Bridge offers further facilities including a small supermarket while Haltwhistle offers supermarkets, a good selection of shops, leisure centre and outdoor swimming pool, primary and secondary schooling, professional services and a new hospital. Additional services including larger supermarkets, schooling, a larger hospital, a further range of shops and eateries are available in Hexham. Both Newcastle and Carlisle are easily accessible and provide further cultural, educational, recreational and shopping facilities.

The beautiful surrounding area provides walks and other country pursuits with Hadrian's Wall country and the Northumberland National Park nearby and the Hadrian's Wall Cycleway from which to enjoy the spectacular countryside. The Lake District is also easy to reach.

For the commuter the A69 provides excellent access to Newcastle to the east and Carlisle to the west, with onward access to the A1 and M6 respectively. Newcastle International Airport is also easily accessible. The rail station at Bardon Mill provides regular cross country services, which in turn link to other main line services to major UK cities north and south. There is also a bus service to Carlisle and Newcastle which runs through the village.

Floor Plans



Total area: approx. 190.0 sq. metres (2045 sq. feet)

Directions

Travelling west on the A69 turn off to Bardon Mill and take the first right turn signposted to Thorngrafton. Continue to follow the signs for Thorngrafton turning right after 0.4 miles and following this road until you reach the fork at the top of the hill, Orchard House can be found on the left-hand side before entering the hamlet.

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, water and drainage. Oil-fired central heating.

Postcode	Council Tax	EPC	Tenure
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NE47 7JJ

Band D

Rating D

Freehold

Viewings Strictly by Appointment

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