

Yoton

THE STANNERS | CORBRIDGE | NORTHUMBERLAND



FINEST
PROPERTIES



A fantastic six bedroom contemporary property
occupying a generous plot on the edge of Corbridge

Corbridge Centre 0.7 miles | Hexham 3.6 miles | Newcastle International Airport 15.6 miles
Newcastle City Centre 17.9 miles





Accommodation in Brief

Ground Floor/Basement

Reception Hall | Garage | Cloakroom/WC | Laundry Room | Utility Space

First Floor

Hall & Landing | Sitting Room | Dining Room
Open Plan Kitchen/Dining/Family Room | WC

Second Floor

Principal Bedroom with En-suite Shower Room | Five Further Bedrooms
Family Bathroom

Externally

Driveway & Parking | Gardens | Patio | Pool | Balcony
Planning Permission for Garden Office







The Property

Yoton is a unique and substantial detached property occupying a peaceful and picturesque position on the edge of the highly desirable Tyne Valley village of Corbridge. The accommodation includes six bedrooms and hugely flexible living space all presented to an immaculate standard and finished with high specification fixtures and fittings. The property is situated in generous gardens and grounds amongst beautiful rural surroundings to offer tranquility and privacy, whilst simultaneously providing convenient access to village amenities.

The principal living accommodation is positioned across the first floor and blends a traditional feel with high quality modern fixture and fittings and elegant muted colour palettes. The sitting room is light, airy and relaxing with a feature fireplace to one side, whilst the dining room offers more formal entertaining space. The warm heart of the home is the open plan kitchen/dining/family room which stretches across the property. The room is bathed in light from extensive glazing and two sets of French doors which open to the first floor balcony. The kitchen, dining and living areas are well-defined, spacious and inviting.

The bedroom accommodation is all on the second floor where six bedrooms and a family bathroom are accessed from an incredibly generous landing area and benefit from varying outlooks. The principal bedroom features an unusual vaulted ceiling and a well-appointed en-suite bathroom.

The ground floor/basement was created to make Yoton completely flood resilient by raising the whole house away from potential risk. The grand reception hall with flagged floor is an impressive welcome to the home. There is garage space along with a practical laundry room and further open utility areas.







Externally

Yoton offers a truly picturesque position with sensational rural surrounds, just moments from the centre of Corbridge and with convenient access to the village train station, rugby club and cricket club. The gated entrance leads to the gravelled driveway with silver birch trees marking the approach to Yoton. The beautiful gardens to the rear are mainly laid to lawn with high mature hedging providing peace and privacy.

An extensive patio area accessed directly from the house offers superb outdoor entertaining space with the luxurious addition of a pool with decked surrounds to one side. The gardens are overlooked by the first floor level balcony which features relaxing seating space. In addition there is planning permission (Northumberland County Council planning ref. 20/03102/FUL) to build an office in the garden to create the ideal spot to separate life and work commitments.

Neighbouring woodland offers added privacy. Tranquil walks wind down by the river and through the woods to Corbridge village centre.

Agents Note

The local area was flooded when the River Tyne burst its banks in the infamous flood of 2015 which was considered to be a once in 250 year storm. However Yoton now benefits from extensive flood resistance and resilience. The property was raised up by 2.6m in May 2016 taking the living space above any possibility of flooding. Since 2016 flood mitigation measures have been undertaken by the Environment Agency and significant improvements made to the local infrastructure and drainage.



Local Information

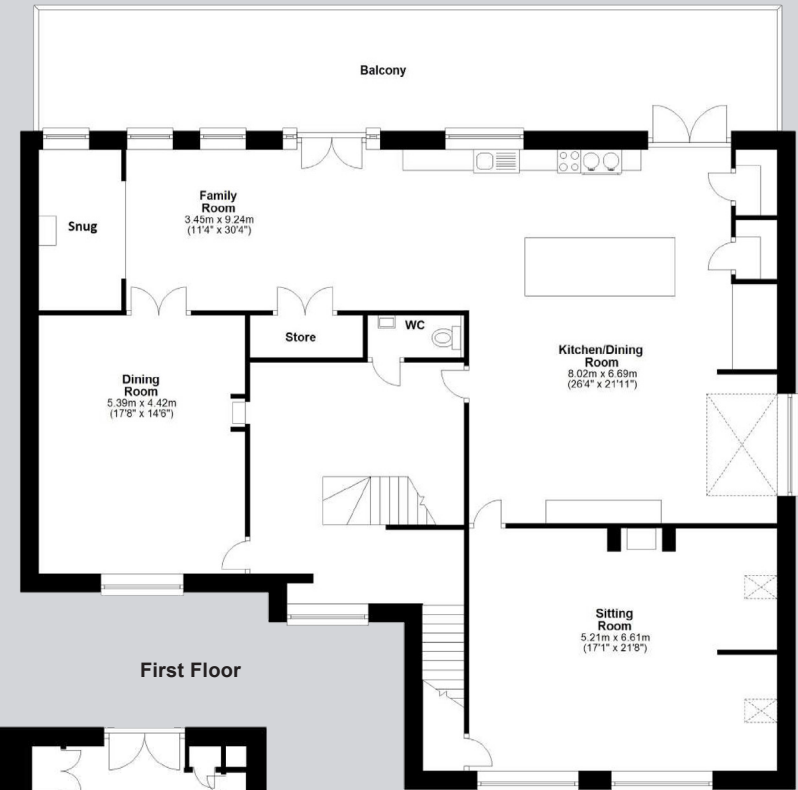
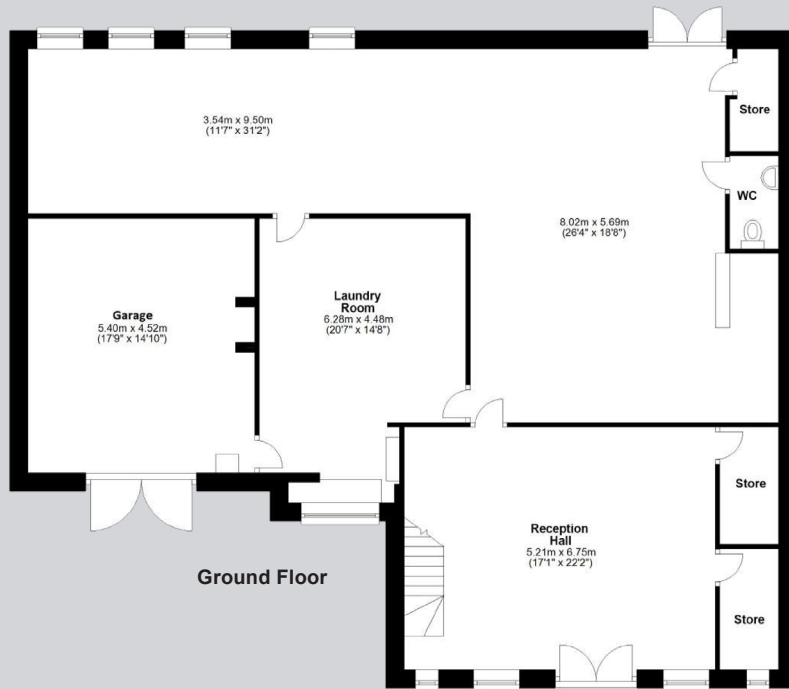
Corbridge is a popular, charming and historic village that sits on the River Tyne in the heart of the scenic Tyne Valley. The village offers a full range of day-to-day amenities with a wide variety of shops, restaurants, inns, doctors' and dentists' surgeries, community services and a garage, while nearby 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 and professional services together with a leisure centre, cinema, theatre and hospital.

For schooling there is a First School and a Middle School in the village, while senior schooling is offered in Hexham.

For the commuter Corbridge is convenient for the A69 which gives excellent access to Newcastle in the east and Carlisle in the west, and onward access to the A1 and M6. There is a railway station on the edge of the village which provides cross country services to Newcastle and Carlisle where connecting main line rail services are available to major UK cities north and south. Newcastle International Airport is also very accessible.



Floor Plans



Total area: approx. 515.1 sq. metres (5544.2 sq. feet)

Directions

Travelling south out of Corbridge on the B6321, cross the bridge and at the roundabout take the first exit onto the B6529 signposted A695 Prudhoe/Gateshead. After 0.2 miles take the left hand turning onto The Stanners and down the lane marked as a No Through Road. Follow the road for around 280m and the entrance to Yoton is on the left-hand side.

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.

Postcode

Council Tax

EPC

Tenure

NE45 5BA

Band G

Rating C

Freehold

Viewings Strictly by Appointment

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