

# Cooks House

HEXHAM | NORTHUMBERLAND



**FINEST**  
PROPERTIES



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An attractive period detached country house in a  
stunning countryside setting with equestrian facilities,  
covering around 9½ acres in total

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Hexham 4.7 miles | Corbridge 8.0 miles | Newcastle International Airport 23.8 miles  
Newcastle City Centre 27.4 miles









## Accommodation in Brief

Porch | Sitting Room | Garden Room | Breakfast Room | Utility Room  
Boot Room | Ground Floor Shower Room | Kitchen | Dining Room  
Principal Bedroom with En-suite Bathroom | Three Further Bedrooms  
Family Shower Room

Detached Double Garage | Store | Stables | Hay Barn | Rug Store  
Feed Room | Field Shelter | Arena

Gardens | Patio | Potting Shed | Greenhouse | Paddocks  
Almost 9.4 Acres In Total











## The Property

Cooks House is a beautiful stone detached property situated in stunning open countryside, offering a fabulous lifestyle opportunity, yet with Hexham and all of its facilities just a short drive away. Benefitting from stables, an arena and just under 9½ acres of land in total, this is an equestrian property dream. The house itself is a perfect blend of period features such as sash windows and log burning stoves combined with modern double glazing and smart refurbished bathrooms and shower rooms.

Cooks House has huge kerb appeal with Georgian style windows and elegant country house front door, opening into the porch. The central feature of the sitting room beyond is a wonderful carved wood fireplace with log burning stove, making this a perfect spot to relax. Double doors lead through into the garden room with direct access to the front garden and wonderful panoramic views. Between the sitting room and the kitchen, the breakfast room offers a bright, light space to eat. Alternatively, this would make a fantastic family room, play room or home office. A generous utility room with sink and laundry facilities, and a handy boot room with plenty of storage space lead through into a smart downstairs shower room, all ideal for cleaning up after a muddy walk in the Hexhamshire countryside.

The kitchen is fitted with a good range of wall and floor units and an AGA lends character to the room. Integrated appliances include a dishwasher and a larder fridge. A nook beside the entrance archway is ideal for further preparation space or a work station and a door leads straight into the dining room, which is dual aspect, has an inglenook fireplace with gas stove and ample space to seat at least eight diners.

Stairs rise from the sitting room to the first floor, where the principal bedroom, a light, sunny room, provides a bank of fitted wardrobes, gorgeous countryside views and a luxuriously appointed en-suite bathroom with a substantial bath and separate walk-in shower. Three further bedrooms, all decorated in natural tones and all revealing wonderful glimpses of the surrounding lush scenery, are served by a modern family shower room.







## Externally

Cooks House is accessed via a long driveway, providing peace, privacy and plenty of parking for several vehicles. There is direct access to the double garage with power and a separate store, and also gated access into the paddocks. A large lawn lies to the front of the house, along with a small walled garden and path leading to the front door, and a potting shed, greenhouse and patio for sitting and enjoying the spectacular views can be found to the rear.

The stables feature six individual units; four currently used to house horses, one as a hay barn with internal rug store, and a separate feed room, whilst there is a field shelter situated in one of the paddocks. An outdoor arena and several paddocks, divided into six enclosures, are all easily accessed from the house and the property covers almost 9.4 acres altogether.







## Local Information

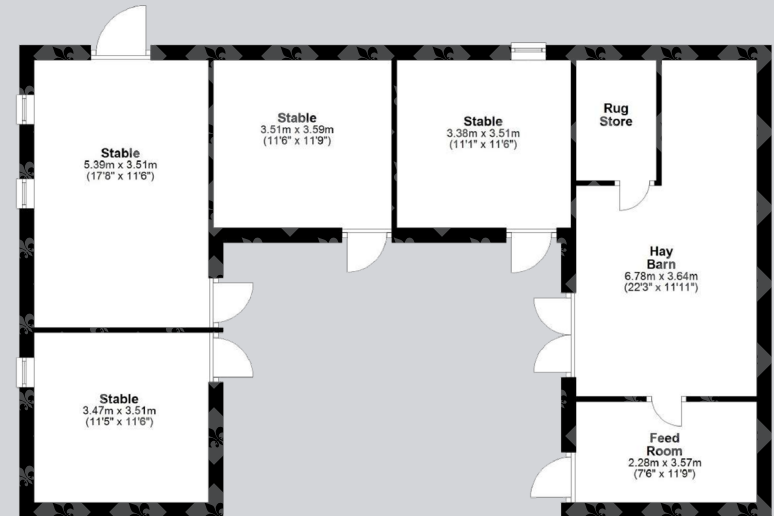
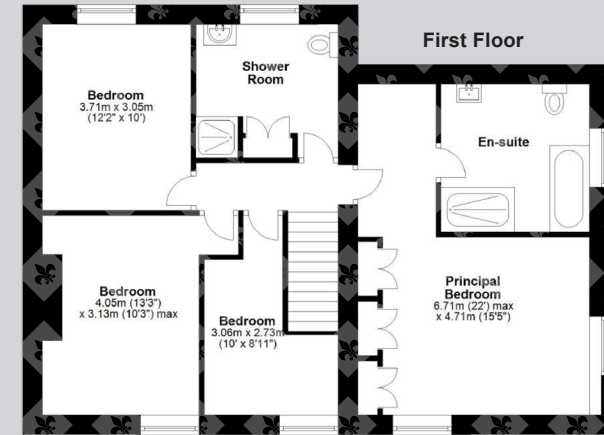
Hexhamshire is a peaceful, rural area situated south of Hexham and west of Slaley; it combines seclusion and privacy and all the attractions of rural life with the benefit of the attractive market town of Hexham being nearby. The area is a haven for wildlife with owls, hares, deer and abundant bird life to enjoy. The beautiful surroundings include a network of local walks and other country pursuits, including golf courses and a racecourse. The nearby hamlet of Whitley Chapel has an active Village Hall and St Helen's Church serving the community. The Dipton Mill Inn is a traditional country inn offering local beers and homemade food, while Hexham offers a good range of local services including excellent comprehensive schooling, supermarkets, a selection of shops and a regular farmer's market, professional services, a leisure/sports centre, an independent cinema, busy theatre and hospital. The charming village of Corbridge also offers a wide variety of local amenities including a range of artisan shops, a renowned delicatessen, supermarket, restaurants, inns, doctor and dentist surgeries, community services and a garage. Nearby Matfen Hall, Slaley Hall and Close House offer excellent leisure facilities. Newcastle city centre is within easy reach and provides further comprehensive cultural, educational, recreational and shopping facilities.

For schooling, there is a First School in Whitley Chapel while senior schooling is available in Hexham. In addition, Mowden Hall Preparatory School, provides private education from nursery to 13 years. There are several private day schools in Newcastle with transport available from Brocksbushes Farm Shop.

For the commuter, the A69 is a short drive away and provides easy access to Newcastle International Airport and Newcastle City Centre, Carlisle and onward access to the A1 and M6. The rail station at Hexham provides regular cross-country services to both Newcastle and Carlisle, which in turn link to main line services to major UK cities north and south.



# Floor Plans



Total area: approx. 346.7 sq. metres (3731.5 sq. feet)



## Directions

From the centre of Hexham take the B6306 (Eastgate) out of town, after 0.2 miles turn right onto Dipton Mill Road and continue for 2.5 miles, passing The Dipton Mill Inn on your right. From Dipton Mill Inn continue for approximately 2 miles before bearing right. The entrance to Cooks House is the second driveway on the right.

Google Maps

what3words



///revealing.paradise.dots

## 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. Oil-fired central heating. Drainage to septic tank. Broadband up to 30 Mbps.

Postcode

NE46 2LQ

Council Tax

Band G

EPC

Rating D

Tenure

Freehold

## Viewings Strictly by Appointment

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of distinctive property*

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