

The Estate House

MATFEN | NORTHUMBERLAND



FINEST
PROPERTIES



A magnificent country house set within
stunning gardens and grounds in a highly desirable
village location

Corbridge 6.6 miles | Ponteland 10.0 miles | Hexham 13.6 miles
Newcastle International Airport 12.1 miles | Newcastle City Centre 18.4 miles





Accommodation in Brief

Ground Floor

Porch | Hall | Drawing Room | Dining Room | Study | Sitting Room
Bar | Kitchen/Breakfast Room | Scullery | Utility Room | Pantry | Office
Boot Room | Integral Garage

First Floor

Galleried Landing | Principal Bedroom with En-Suite Bathroom
Second Bedroom with Access to En-Suite Bathroom
Five Further Bedrooms | Bathroom | Shower Room | Laundry Room
Two Loft Rooms

Cellar | Garage | Gardens | Kennel | Copse | Paddock







The Property

The Estate House is a superb stone-built country house with mature gardens, paddock and woodland, covering around three acres in total and located in the sought-after and picturesque village of Matfen. John Dobson, the renowned 19th century North East architect had a hand in designing The Estate House, originally the dower house for Matfen Hall and the building is steeped in history. Original period features abound including high ceilings, coving, bay windows with shutters and real fireplaces. The village setting is a rural ideal, yet only a short drive to all amenities and facilities.

Opening off a stone entrance portico, the grand hall with sweeping staircase and galleried landing provides access to all reception rooms; elegant drawing room with marble inset fireplace, formal dining room with shuttered bay windows, study with built-in shelving and sitting room that allows direct access to the gardens. At the bottom of the stairs, a door leads into a bar/store room, whilst a small inner hall provides access to the servants' staircase to the first floor and the spacious kitchen/breakfast room. The kitchen has a good range of fitted wall and floor units alongside a large island bench with electric hob, and a delightful blue Aga takes centre stage. A cellar is accessed via the kitchen. The vast scullery still features the wonderful original stone ovens and sinks and across the kitchen, a utility room leads through into a substantial pantry. The hall also provides access into an office space, opening into a boot room with WC and finally the integral garage, with doors on two sides.

On the first floor, the principal bedroom with open fireplace and second bedroom share an en-suite bathroom with separate shower and five further bedrooms are served by a bathroom and a separate shower room. There is also a useful laundry room and two loft rooms to the rear of the house.

The layout of the accommodation allows maximum flexibility, with a great many uses possible for every room and this is a fantastic opportunity to put your own stamp on a slice of history and live in country village grandeur.

Externally

Accessed via a shared gravel driveway, ample parking for several vehicles sits in front of the garage and a gate provides direct access into the centre of the village. A south-facing lawn is surrounded by mature hedges, trees and colourful planted borders, creating a private haven in which to relax, play and entertain. A courtyard to the rear, a kennel, copse and paddock of around 1.3 acres complete grounds fit for all the joys of a life in the country.

The Estate House extends to around 3 acres in total.



Local Information

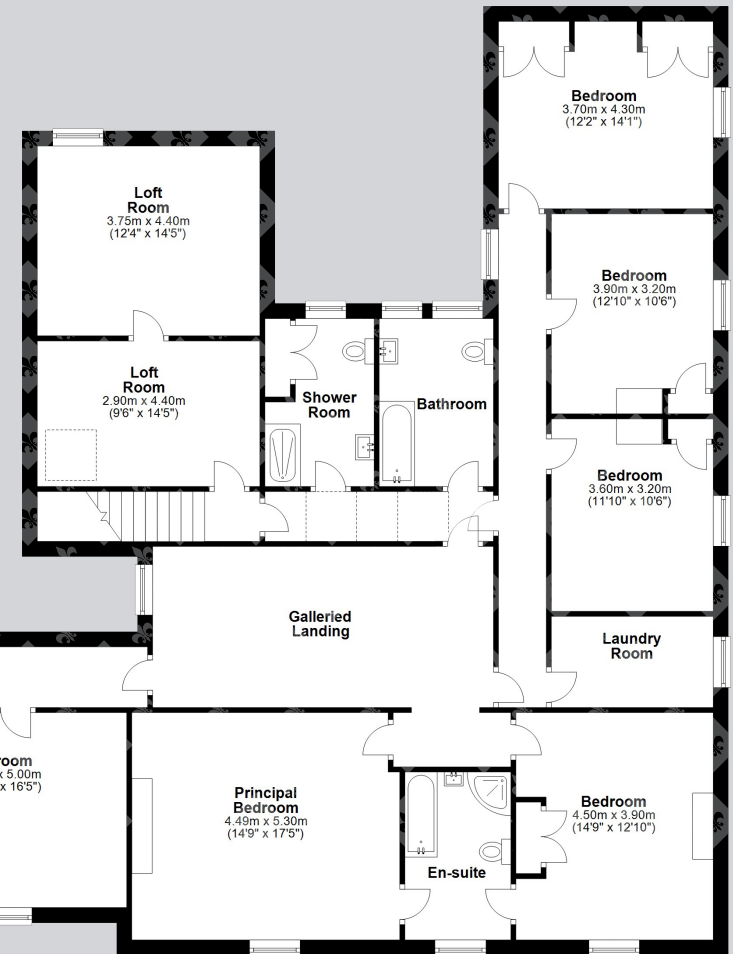
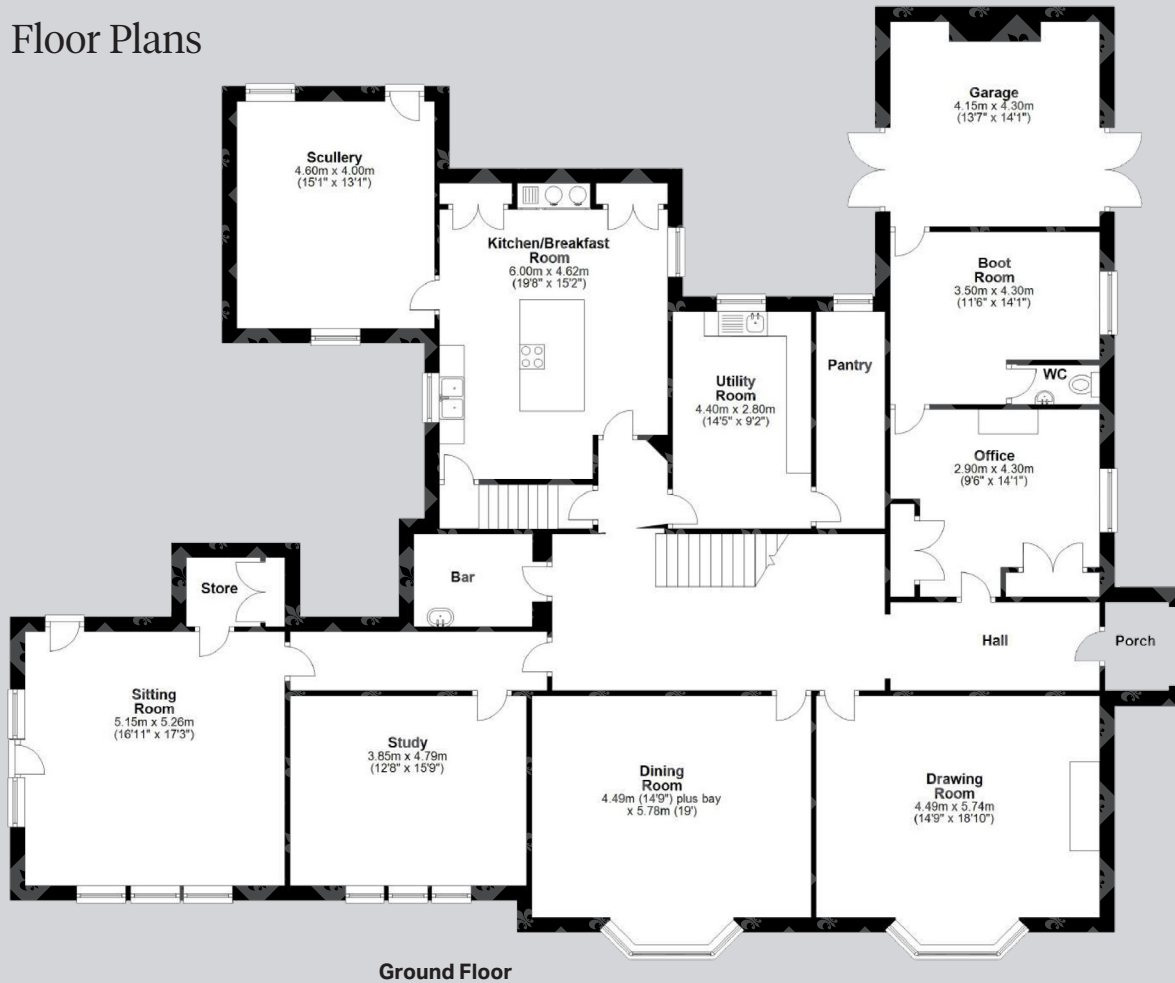
Matfen is a desirable and popular village in the Tyne Valley, enjoying a private and rural aspect whilst being extremely accessible for Corbridge, Newcastle International Airport and Newcastle City Centre, with regular bus service into Hexham and Newcastle upon Tyne. The village offers a general village shop and café, church and pub along with further pubs and restaurants in nearby surrounding villages. Ponteland and Corbridge cater for everyday requirements with supermarkets, shops, further restaurants and professional services. Matfen Hall Hotel with its golf courses, swimming pool and spa and award-winning restaurant is located very close by.

For schooling, there is a First School in Stamfordham and excellent private schooling facilities with Mowden Hall Prep School only a few miles away and numerous highly-regarded private schools in Newcastle.

For the commuter, both the A69 and B6318 Military Road provide good access to Newcastle Airport and City Centre, Carlisle and onward access to the A1 and M6. There is a regular bus to Newcastle while the rail station in Corbridge provides services to both Newcastle and Carlisle, which in turn link to main line services to major UK cities north and south. Newcastle International Airport is also within easy reach.



Floor Plans



Total area: approx. 509.5 sq. metres (5483.8 sq. feet)

First Floor

Directions

From Corbridge, take the B6321 Aydon Road out of the village and continue on this road for 3.9 miles.
At the T-junction turn left onto the B6318 and immediately right signposted to Matfen. Proceed along this road into Matfen, passing Matfen Hall Hotel on the right. Approximately 100 yards after this, there is a private driveway, also on the righthand side of the road.
Turn up here and The Estate House is straight ahead.

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 Aga. Central heating is currently on a biomass community heating system.
The new owner will have the option to remain on the existing heating system or to install an independent system.

Postcode

NE20 0RP

Council Tax

Band G

EPC

Rating D

Tenure

Freehold

Viewings Strictly by Appointment

T: 01434 622234

E: corbridge@finestgroup.co.uk





Finest Properties

15 Market Place | Corbridge | Northumberland | NE45 5AW

01434 622234

corbridge@finestgroup.co.uk

finestproperties.co.uk

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