

Prospect House

10 THE CLOSES | EDMUNDBYERS | COUNTY DURHAM



FINEST
PROPERTIES



A beautifully presented stone-built detached house
with modern interior and ample parking

Blanchland 4.4 miles | Stanhope 7.5 miles | Hexham 13.7 miles | Corbridge 12.9 miles
Newcastle City Centre 19.2 miles | Newcastle International Airport 22.9 miles





Accommodation in Brief

Ground Floor

Entrance Hall | WC | Kitchen/Dining Room | Sitting Room | Family Room

First Floor

Bedroom with En-suite | Bedroom with En-suite
Three Further Bedrooms | Bathroom

Second Floor

Principal Bedroom | Shower Room







The Property

Situated in the picturesque rural village of Edmundbyers, Prospect House is a superb stone-built detached property with established gardens and updated modern interiors. Immaculately maintained by the current owners, the property features stylish decor and contemporary interiors throughout, offering a comfortable and inviting living space.

Upon entering, the entrance hall leads to a generous sitting room, complete with a feature fireplace and large windows that provide plenty of natural light. The adjoining family room offers additional space for leisure and entertainment.

The beautiful open-plan kitchen and dining room form the heart of the home. The kitchen is equipped with modern appliances, ample storage, and counter space. The dining area is perfect for both casual meals and formal dining. A utility room and a WC are conveniently located next to the kitchen.

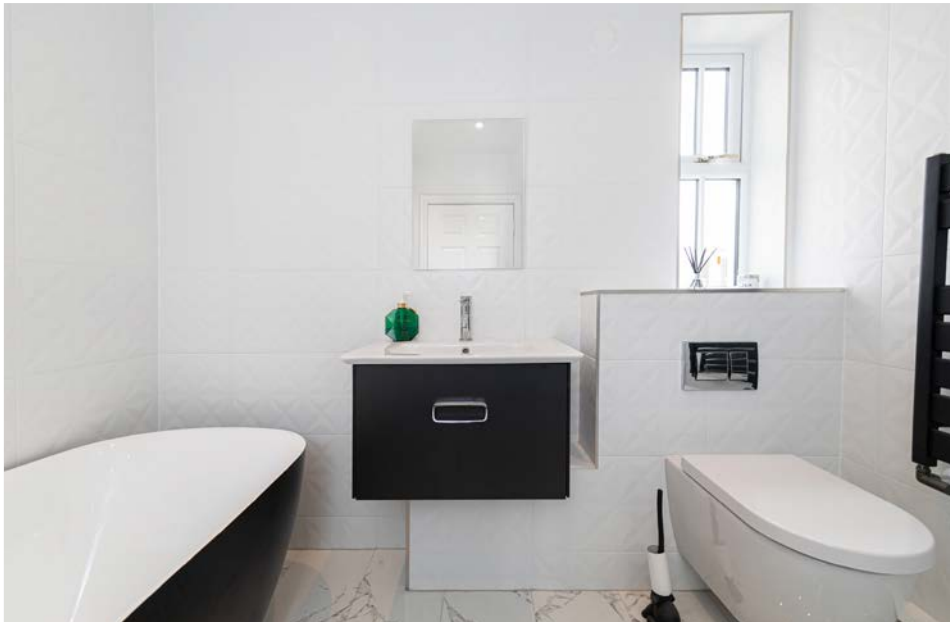
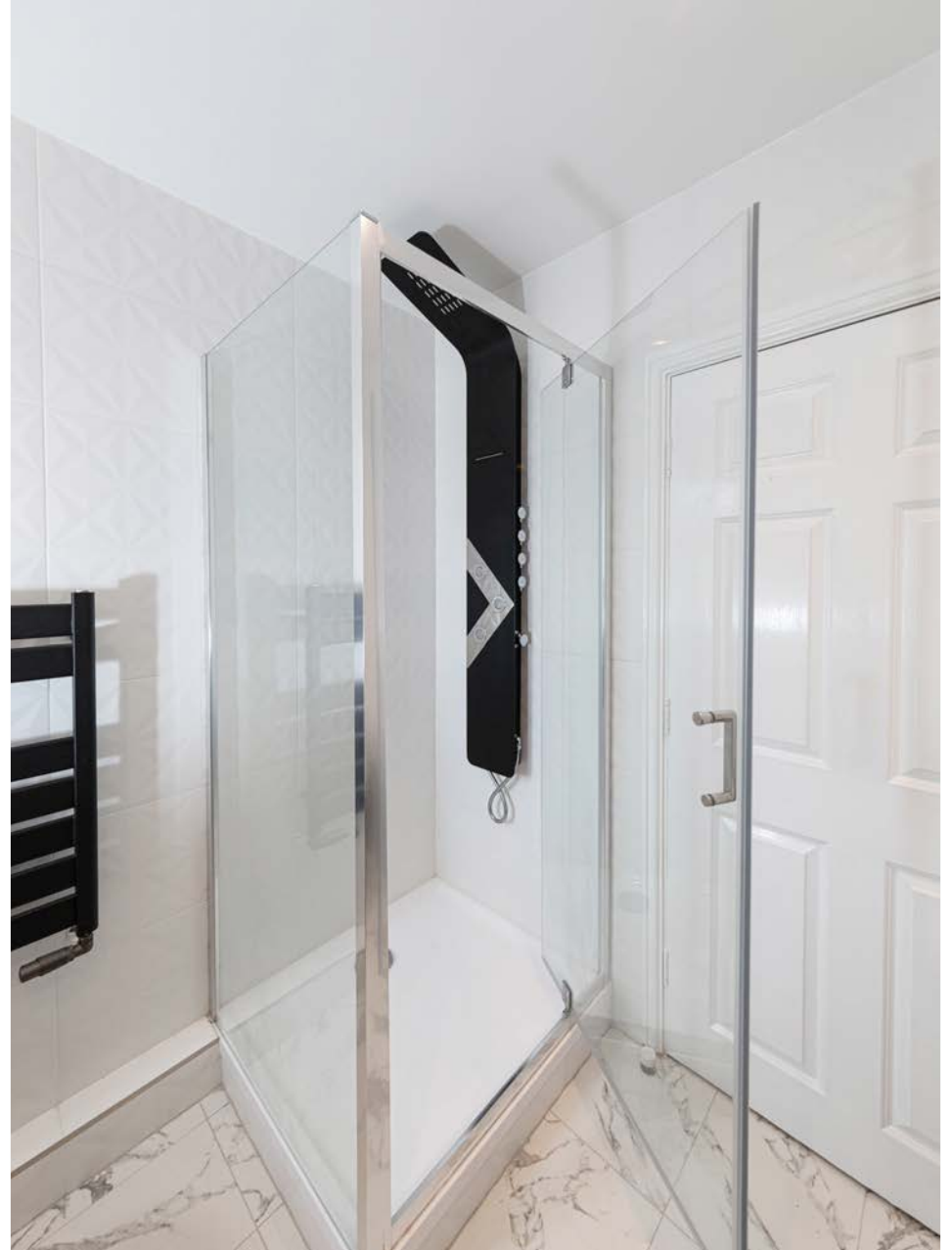
On the first floor, there are five well-proportioned bedrooms, one of which is currently configured as a study. Two of the bedrooms include a convenient en-suite bathroom and the remaining bedrooms share a modern family bathroom with high-quality fixtures.

The second floor is dedicated to the principal bedroom, offering a spacious and private retreat. This room features ample, built-in storage and an en-suite shower room.











Externally

The property is accessed via a private driveway with parking space for two vehicles and an integral single garage. The low maintenance AstroTurfed rear garden features a small patio area suitable for outdoor dining and entertaining.

Local Information

Edmundbyers is a traditional village on the Northumberland/County Durham border set in an Area of Outstanding Natural Beauty. Nearby Consett provides essential amenities while the attractive market town of Hexham and the picturesque village of Corbridge are within easy reach. Edmundbyers offers a variety of local amenities, all set in stunning surroundings with a network of local walks and other country pursuits.

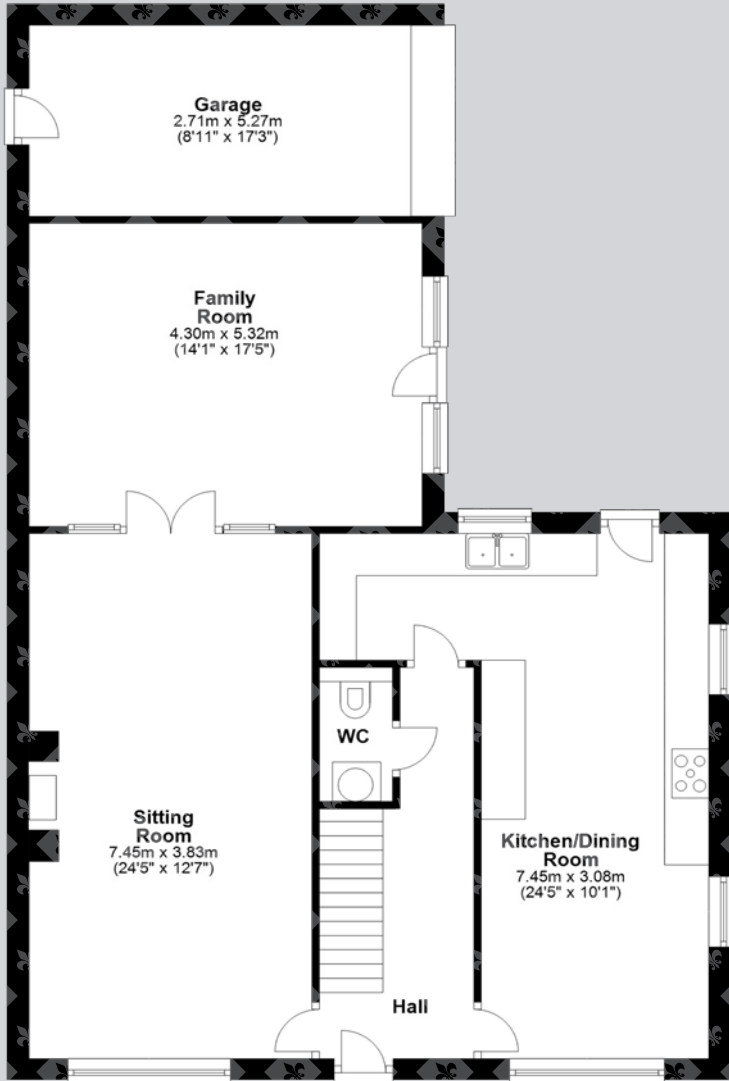
For schooling, there are several options in the area. Whittonstall has a First School, and senior schooling is available in Hexham. Mowden Hall Preparatory School, just outside Corbridge, offers private education from nursery up to 13 years, and there are several private day schools in Newcastle.

The village has a strong sense of community with an active Church and Village Hall that host numerous social events, including the Summer Solstice, St David's Day, and Summer barbecues. There are also regular wine tasting evenings, coffee mornings, and a variety of art classes and crafts, as well as Pilates and line dancing sessions.

For the commuter, there are excellent road links east and west to Newcastle and Carlisle, with onward access to the A1 and M6 respectively. The rail station in Stocksfield provides regular cross-country services, which in turn link to other mainline services to major UK cities. Newcastle International Airport is less than 40 minutes' drive.



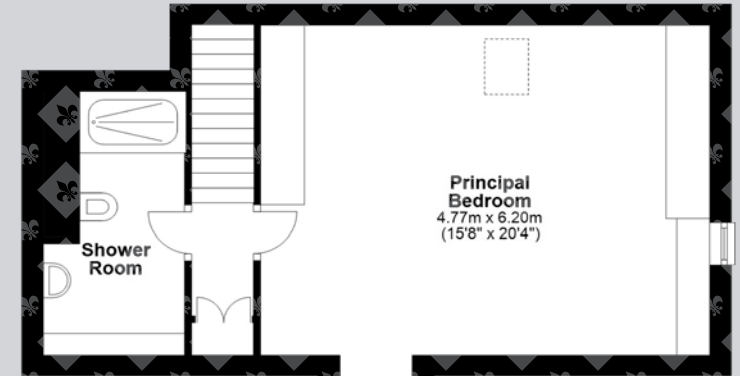
Floor Plans



Ground Floor



First Floor



Second Floor

Total area: approx. 241.9 sq. metres (2603.4 sq. feet)

Google Maps

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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 Central Heating.

Postcode

Council Tax

EPC

Tenure

DH8 9NH

Band F

Rating C

Freehold

Viewings Strictly by Appointment

T: 015394 68400

E: cumbria@finestgroup.co.uk





Finest Properties

cumbria@finestgroup.co.uk

finestproperties.co.uk

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