

# South Lea

WOODBINE LANE | CORBRIDGE | NORTHUMBERLAND



**FINEST**  
PROPERTIES



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A delightful, three bedroomed Victorian maisonette  
in the heart of Corbridge

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Hexham 5.4 miles | Newcastle International Airport 15.5 miles | Newcastle City Centre 18.6 miles





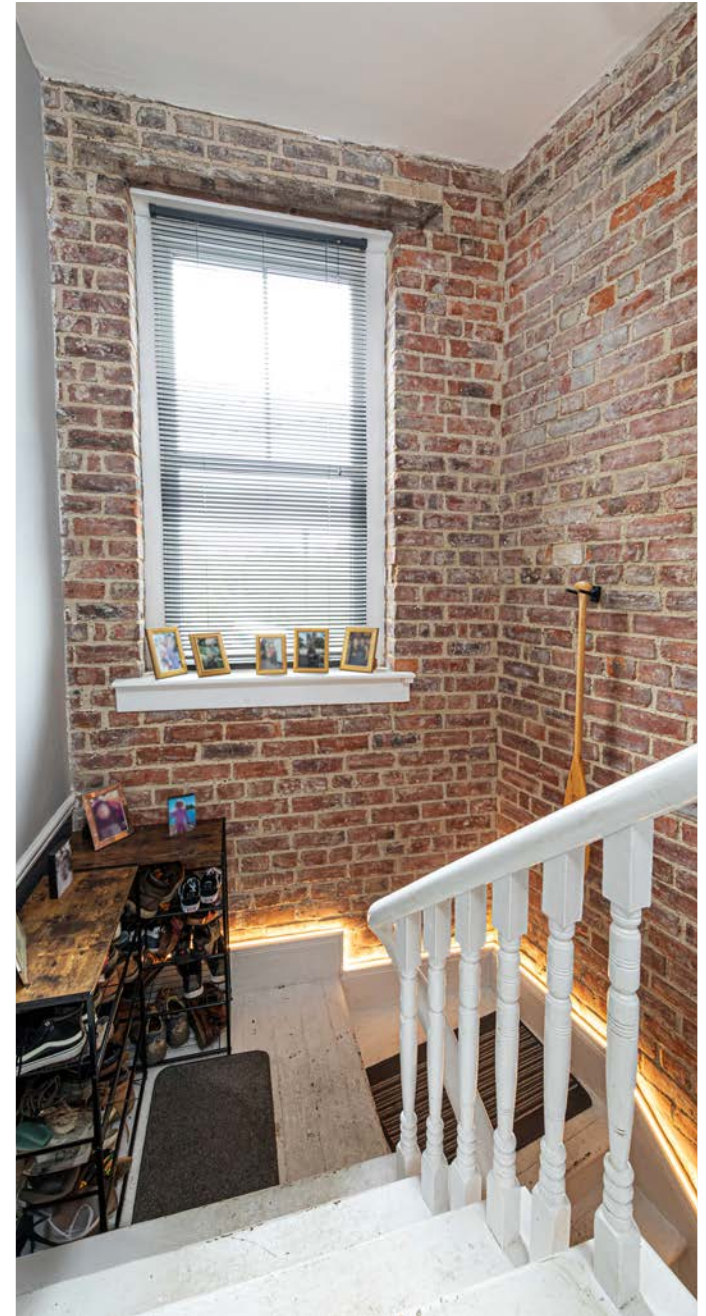
## Accommodation in Brief

### First Floor

Hallway | Kitchen/Diner | Living Room  
Shower Room/WC | Double Bedroom

### Second Floor

Two Bedrooms | En-Suite Bathroom/WC









## The Property

Dating back to the late 1880s and later converted into a three-bedroom maisonette, South Lea is a versatile and spacious property conveniently located near the centre of Corbridge. This delightful home offers the added benefits of a low council tax band and the potential for off-street parking, making it a unique and attractive option in a central village location.

Typical of the Victorian period, the property boasts high ceilings, with modern decorative cornicing installed to complement the traditional style. The entrance staircase creates an inviting welcome, highlighted by exposed brick and modern strip lighting. The well-equipped kitchen has a rustic charm with its warm-toned wooden worktops, open shelving, and large pantry storage cupboards.

The sitting room on the other side of the property, benefits from a large south-facing bay window, originally an oriel window, which floods the generous space with natural light. A working open fire with a hearth and wooden mantel adds a cosy touch, while a combination of alcove and wall-mounted shelving maximises storage space.

The property is remarkably versatile, with an adaptable room on this floor that can be tailored to individual needs. This spacious room, featuring high ceilings, can be modified to serve as a separate dining room, third bedroom, or designated home office. A thoughtfully designed shower room completes the ground floor, featuring a walk-in shower with a folding door and smart storage solutions.

At the top of the staircase, ample space allows for a separate work area if required, with multiple power outlets and a telephone socket.

The two generously sized double bedrooms are both similar in size and design, with exposed beams and brick walls adding a unique character. Velux and dormer uPVC double windows provide ample natural lighting and pleasant views across Corbridge rooftops. The largest bedroom includes a well-appointed adjoining en-suite and neatly integrated cabinetry beneath the wash hand basin.









## Externally

The enclosed backyard is designed for low maintenance, featuring a flagged area and a patch of artificial lawn, making it an ideal social space for entertaining. Additionally, it includes a storage shed and a paneled fence. With the necessary consent, this area could potentially be opened to provide off-street parking.

## Local Information

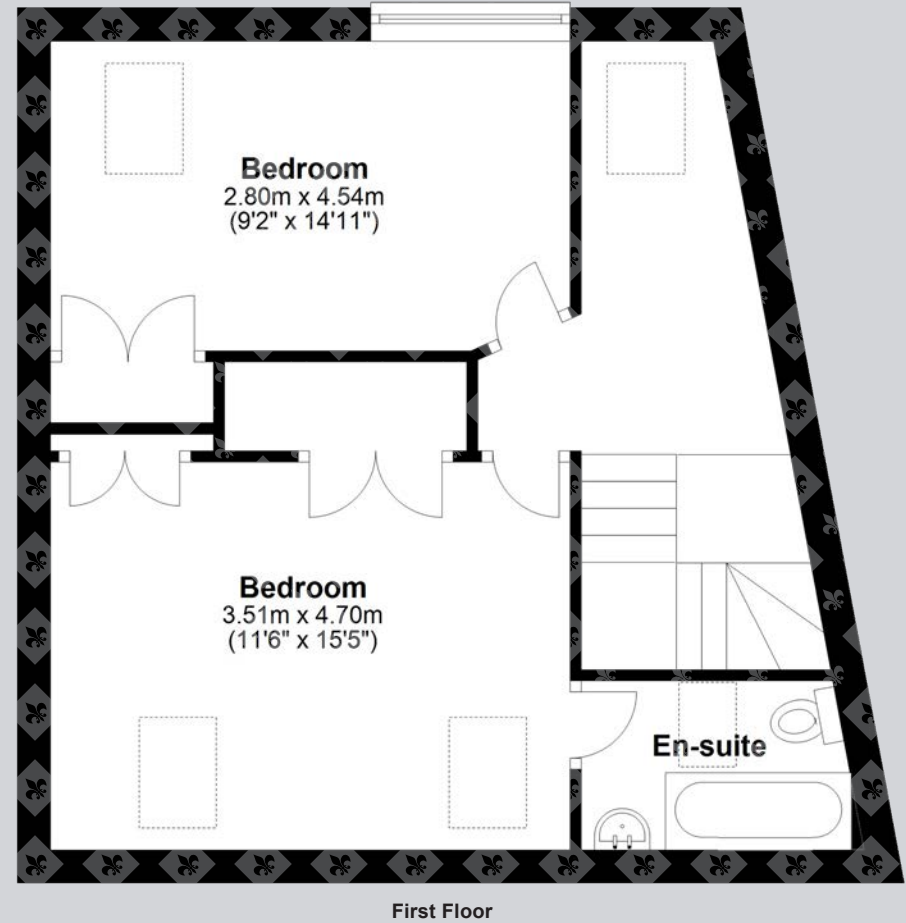
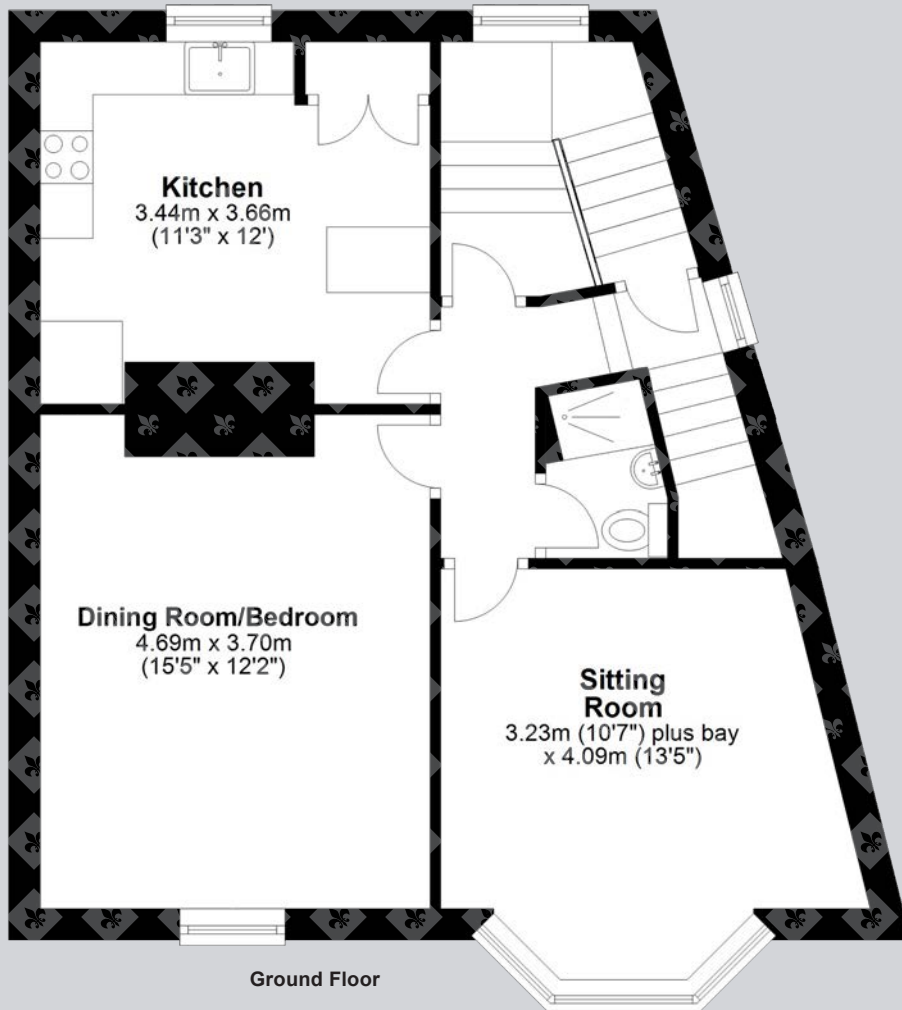
Corbridge is a popular, charming and historic village that sits on the River Tyne in the heart of the scenic Tyne Valley. The village offers a full range of day-to-day amenities with a wide variety of shops, restaurants, inns, doctors' and dentist surgeries, community services and a garage, while nearby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

For the commuter Corbridge is convenient for the A69 which gives excellent access to Newcastle to the east and Carlisle to the west; the railway station is located on the edge of the village. For schooling there is a First School and Middle School in the village, while senior schooling is offered in Hexham.





# Floor Plans



Total area: approx. 104.9 sq. metres (1129.7 sq. feet)

Google Maps



what3words

///flop.shocked.escapades

## 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, gas, water and drainage.

## Tenure

Leasehold – 999 years from 22nd March 2002

Postcode

NE45 5BW

Council Tax

Band B

EPC

Rating D

## Viewings Strictly by Appointment

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of distinctive property*

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