



Corryhill

Ninebanks, NE47 8DB

youngsRPS 

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A substantial Grade II listed period property with exceptional rural views and a special hillside setting enclosed by its own 12.4 acres of land and gardens.

- Grade II listed
- 4 bedrooms
- Double garage
- 12.4 acres of land and gardens
- Traditional features throughout
- Parking for several vehicles
- Exceptional views
- Energy efficiency rating tbc



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Youngs Hexham 01434 608980



DESCRIPTION

Through the main front door into the entrance porch is a date-stone reading WRD 1728 which is also mentioned in English Heritages listing. Off the main porch there is a cloakroom with WC, wash hand basin and tiled floors. The main sitting room has lovely, exposed beams and a double aspect overlooking the spectacular valley view below. At the heart of the seating area is a substantial inglenook fireplace with stone surround and hearth, central is a large multi-fuel burning stove. The dining room enjoys a decorative feature fireplace with Adams styles surround, the dual aspect creates a bright and inviting room, with under stairs storage cupboard.

Through from the dining room on the raised ground floor level, the kitchen diner is a generously proportioned room with distinct cooking, dining and seating areas. The dual aspect kitchen area has fitted Red Onion farmhouse style kitchen with solid oak wall and base cabinetry that includes a handy larder unit. Central to the kitchen is the Nexus dual fuel electric oven and gas hob with extractor hood and granite splash back that tie in with the granite surfaces and upstands. Integrated into the kitchen units are twin one and a half ceramic sink with moulded drainer, dishwasher and fridge. Tiled floors continue through from the kitchen area into the seating and dining. The seating area has a focal feature

fireplace with a multi fuel stove. The rear entrance porch utility room has base cabinets with granite worksurfaces that tie in with the kitchen design. There is plumbing for washing machine and tiled floors that continue in from the kitchen.

The main bedroom with a dual aspect enjoys the same great view as the living room is a spacious master bedroom, benefitting from a fitted bank of wardrobes and storage into the lower roof eaves. There is a shower cubicle and wash hand basin situated in the corner of the room. On the same level as the main bedroom, the second bedroom is a spacious double room with a wash hand basin, fitted wardrobes and windows to the front. The upper level has two further double bedrooms with the third enjoying a decorative feature window that was previously an arrow slit and the fourth enjoying exposed beams. The family bathroom has a bath with shower over, partially tiled walls, wash hand Basin, WC and a towel radiator.

The property is approached down a sweeping driveway into substantial formal gardens where you arrive at a tarmac parking area, suitable for several vehicles. The front of the property enjoys two patio seating area with a maturing orchard garden across the other side of the parking area. The tarmac parking is partially enclosed by a traditional range of stone built outbuilding that offer great storage and also house the bore hole cylinder and system. In addition, there is a double garage that benefits from having power connected with water available in the shed. Around the side of the property there is a large, paved seating area with open and very beautiful aspects of the valley. Below the patio area there is a very pleasant, enclosed garden area with bedding borders and dry stone walling. The rear garden which is mainly laid to lawn has fenced borders onto your own land and fantastic views back up the valley below.

Corryhill is well positioned being ringfenced by its own land that extends to circa 12.4 acres of rough grazing. The land has access

available from both the low road and the main property driveway at the head of the hill, with the drystone walling that encloses the land has been well maintained and is in good condition.

LOCATION

Situated near to the rural hamlet of Ninebanks, the property is ideally located in a stunning rural setting with good connectivity to the surrounding areas. Nearby Haydon Bridge offers a range of local shops, public houses, GP practises and both primary and secondary schooling. The nearby market town of Hexham provides further schooling, hospital, major shops and a full range of retail and leisure facilities. Haydon Bridge train station offers additional public transport links, for the commuter rail services west to Carlisle and east to Newcastle Upon Tyne are regularly available in addition to the excellent road networks via the A68 and A69 dual carriageway.

SERVICES

Mains electricity is connected; the central heating is oil fired. Water is from a private bore hole and the drainage is to a septic tank. The cooker is serviced by Calor gas tanks. The property benefits from fibre broadband and has a wind turbine that generates the household a yearly financial return.

CHARGES

Northumberland County Council tax band E

VIEWINGS

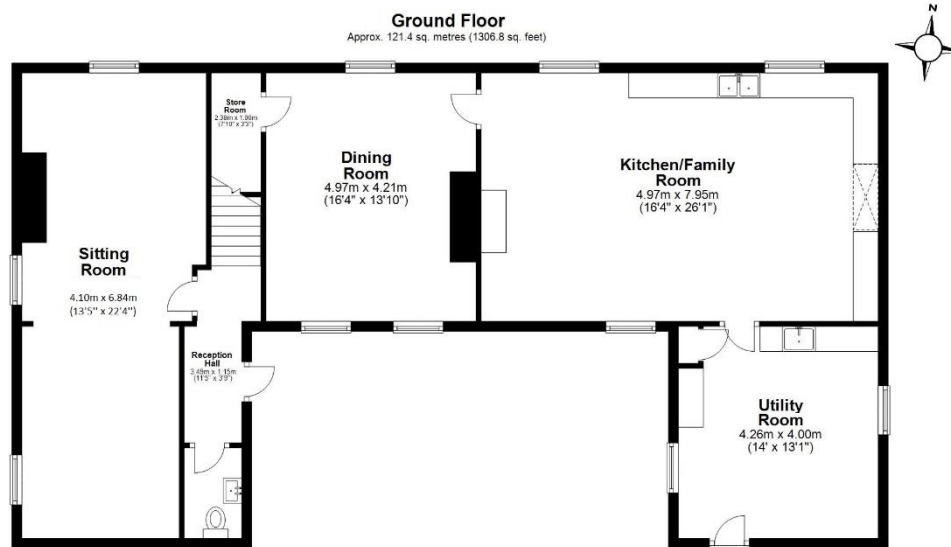
Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 608980.

FREE MARKET APPRAISAL

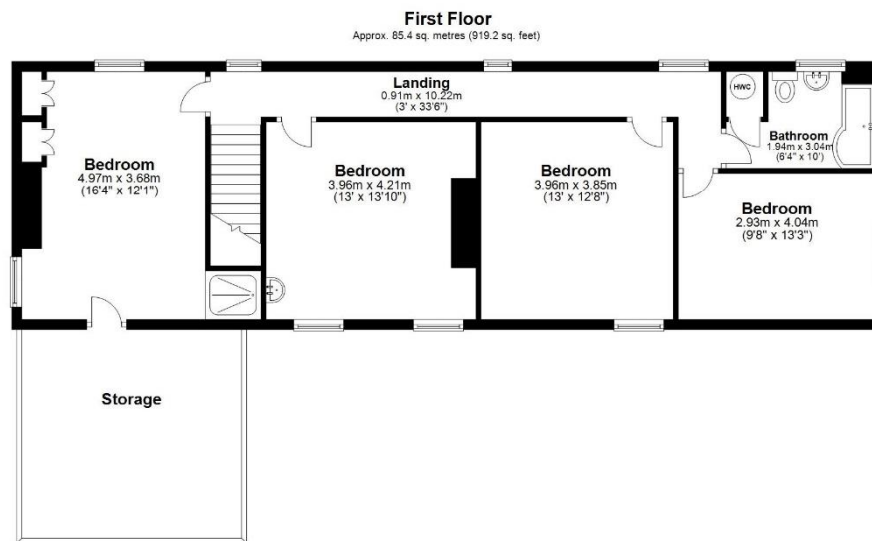
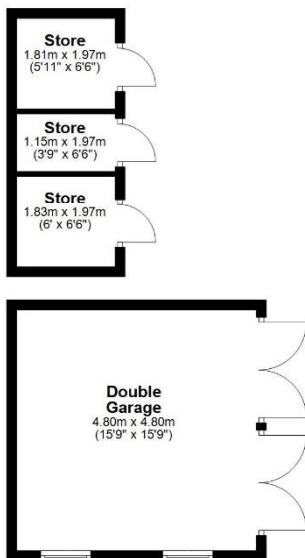
We would be pleased to provide professional, unbiased advice on the current value and marketing of your existing home.







Outbuildings
Approx. 32.9 sq. metres (353.7 sq. feet)



Total area: approx. 239.7 sq. metres (2579.7 sq. feet)
Coryhill, Ninebanks

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