

The Glass House  
3 Wooley Grange | Hexham | Northumberland







## Accommodation in Brief

### Ground Floor

Entrance Hall | Family Room | Sitting Room/Fourth Bedroom | Kitchen Room  
Utility Room | WC | Dining Room | Conservatory | Store Room

### First Floor

Principal Bedroom with en-suite | Airing Cupboard | Two Bedrooms | Bathroom

### Externally

Double Garage





## The Property

Nestled in the picturesque Northumbrian countryside, The Glass House stands within expansive gardens and is part of an exclusive enclave featuring nine architect-designed homes, each uniquely designed. Finished to a high specification, The Glass House benefits from underfloor heating throughout and highly efficient argon-filled 'lplus' glazing in all windows.

The ground floor showcases engineered Karhs oak wood flooring compatible with underfloor heating systems and travertine floor tiles in the kitchen and utility areas. The marble-tiled entrance porch welcomes you into the home, leading to a versatile space on the right. Ideal for use as a designated home office, additional living space or fourth bedroom. The room is bathed in natural light through a full-height window on the west elevation and a nearly full-width window on the southern aspect.

To the left of the entrance porch is the impressive living room, a fabulous reception space featuring a full-height cathedral ceiling with a galleried landing above. A double height glazed wall is designed to maximise evening light, while large glazed double sliding doors open onto a sheltered, private patio. The room is enhanced by a contemporary log burner and a modern staircase with glass banister to the first floor.

Double doors lead to the bright and spacious beautifully equipped kitchen, fitted with cream alabaster gloss units and complemented by locally sourced star galaxy granite worktops and splash backs. Integrated appliances include an induction hob, self-cleaning 'pyrolytic' oven, full-height fridge, separate freezer, dishwasher, and combination microwave oven. A substantial central island provides additional storage and worktop space, along with breakfast bar seating for casual dining.

A handy utility room offers further convenience and features solid oak worktops with an incorporated sink drainer, plumbing for a washing machine, and space for a tumble dryer.





Adjoining the utility room is a downstairs WC, and direct access to the garden's eastern aspect. A storage room houses a Worcester oil-fired boiler.

The dining room, with north and south-facing windows overlooking the rear garden and private patio, leads into the garden room. This stunning reception room features an attractive seating area, slate tiled floor, fitted plant shelving, and an electronic water mist system, offering the perfect opportunity to create your own botanical haven.

Ascending to the first floor you are greeted by the bright and airy galleried landing that provides access to three generous sized double bedrooms, a family bathroom and a separate laundry room. The principal bedroom boasts striking cathedral-vaulted ceilings, and large windows on the western and southern aspects, and features a well-equipped ensuite bathroom complete with a spacious corner shower cubicle. The family bathroom, serving the other bedrooms, features contemporary subway tiles, a double-ended bathtub, and a large walk-in shower.









## Externally

The property is accessed through a gated entrance, leading to a double garage and generous driveways that offer off-road parking to multiple vehicles. Between the twin gravelled driveways, a raised landscaped bed with mature acer trees, slate chippings, and stone features creates an attractive and welcoming focal point. On the westerly aspect lies a large raised grassed area planted with rhododendron shrubs. Mature beech hedgerows surrounding the property provide a sense of privacy and seclusion. A south-facing front patio hosts a large alfresco dining area, making a wonderful place for dining and entertaining on brighter days.

A standout feature of the property is the meticulously landscaped rear garden. Directly behind the house, a patio opens onto two expansive, pristine lawns bordered by a low stone wall. A flagstone path and steps lead down to the lower part of the garden, where a sunken circular seating area provides a cozy and intimate setting. A gravelled path provides access to the mature bamboo grove and the large pond near the rear of the plot.





## Local Information

The Glass House is situated amidst scenic Northumbrian countryside within easy reach of several surrounding towns and villages. Slaley is a five-minute drive from the property and provides a few small amenities such as Slaley First School and a community owned pub called The Rose & Crown. The nearby historic market town of Hexham offers a full range of day-to-day amenities with supermarkets, a good range of shops and restaurants, leisure centre, doctor and dentist surgeries, a petrol station, professional services and a hospital.

The beautiful surrounding area also provides walks and other country pursuits. Slaley Golf Course Hotel & Spa is a ten-minute drive from the property and Hexham also provides a good amount of leisure and recreational activities. The popular Tyne Valley village of Corbridge is also close by and offers a variety of shops, a renowned delicatessen, further restaurants, while nearby Matfen Hall and Close House offer excellent leisure facilities. Newcastle City Centre provides further comprehensive cultural, educational, recreational and shopping facilities.

For schooling, there are excellent state schools in Hexham, including St Joseph's Catholic Middle School, Hexham Middle School and Queen Elizabeth High School. In addition, there is Mowden Hall Prep School just outside Corbridge together with several private day schools in Newcastle.

For the commuter the A69 provides excellent access to Newcastle to the east and Carlisle to the west, with onward access to the A1 and M6 respectively. Newcastle International Airport is also easily accessible. The rail station at Hexham provides regular cross-country services, which in turn link to other main line services to major UK cities north and south.



# Floor Plans



Total area: approx. 248.0 sq. metre (2669.1 sq. feet)

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 central heating.

Postcode

NE46 1TY

Council Tax

Band G

EPC

Rating D

Tenure

Freehold

## Viewings Strictly by Appointment

T: 0330 111 2266

E: [contact@finest.co.uk](mailto:contact@finest.co.uk)





# Finest

PROPERTIES

15 Market Place | Corbridge | Northumberland | NE45 5AW

0330 111 2266 | [contact@finest.co.uk](mailto:contact@finest.co.uk)

[finest.co.uk](https://www.finest.co.uk)

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