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PROPERTIES

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Hexham | Northumberland

Thorngrafton House





Accommodation in Brief

Ground Floor

Vestibule | Reception Hallway | Sitting Room | Dining Room | Snug | Shower Room
Open Plan Kitchen & Garden Room | Utility Room

First Floor

Principal Bedroom | Four Further Bedrooms | Family Bathroom

Externally

Double Garage | Parking | Gardens | Grazing Land | Woodland
Outbuildings/Stabling







The Property

Thorngrafton House is a charming stone-built house situated in an enviable, elevated position in a quiet village location, offering panoramic views of beautifully open countryside. The property boasts flexible accommodation and offers considerable potential and scope to further reconfigure and personalise, subject to necessary planning consents. Externally, the property spans over five acres of mixed grazing land and woodland, complemented by a number of useful outbuildings, all set against the backdrop of fabulous views over the Northumbrian scenery.

An entrance vestibule leads to the welcoming reception hallway, providing access to the main living areas. The sitting room and dining room, located at the rear, are both bright and well-proportioned, featuring original wooden shutters, marble-surround feature fireplaces, and expansive views over open countryside.

At the front elevation is the cosy snug, which benefits from an inglenook fireplace sitting centrally between two alcoves, with a multi-fuel stove and dressed stone surround, adding a rustic charm to the room.

The kitchen has been beautifully updated with an inframe solid wood design, featuring a Belfast sink, an electric Rangemaster, and a spacious larder cupboard. Adjacent, the garden room enjoys uninterrupted views of the surrounding countryside, offering a serene space to relax. Additionally, the downstairs WC has been converted into a convenient contemporary shower room.

A spindled staircase with an arched window at the half-landing level leads to the upper floor, where two bedrooms are positioned at the front elevation and three at the rear. The bedrooms are served by a family bathroom, with the potential for further personalisation.







Externally

A double attached garage is situated to the side of the property, with additional hard standing for further vehicle parking. The terraced gardens, set behind stone wall boundaries, are mainly laid to lawn and offer various spots to sit and enjoy the picturesque views. A five-bar gate grants access to a sprawling area that includes both grazing land and mature woodland with large oak trees, together extending over five acres.

Additionally, a range of useful outbuildings, including new stabling, have been erected at the southern perimeter of the grazing paddock. A wood store and storage shed are also available, adding to the practicality of this charming rural retreat.





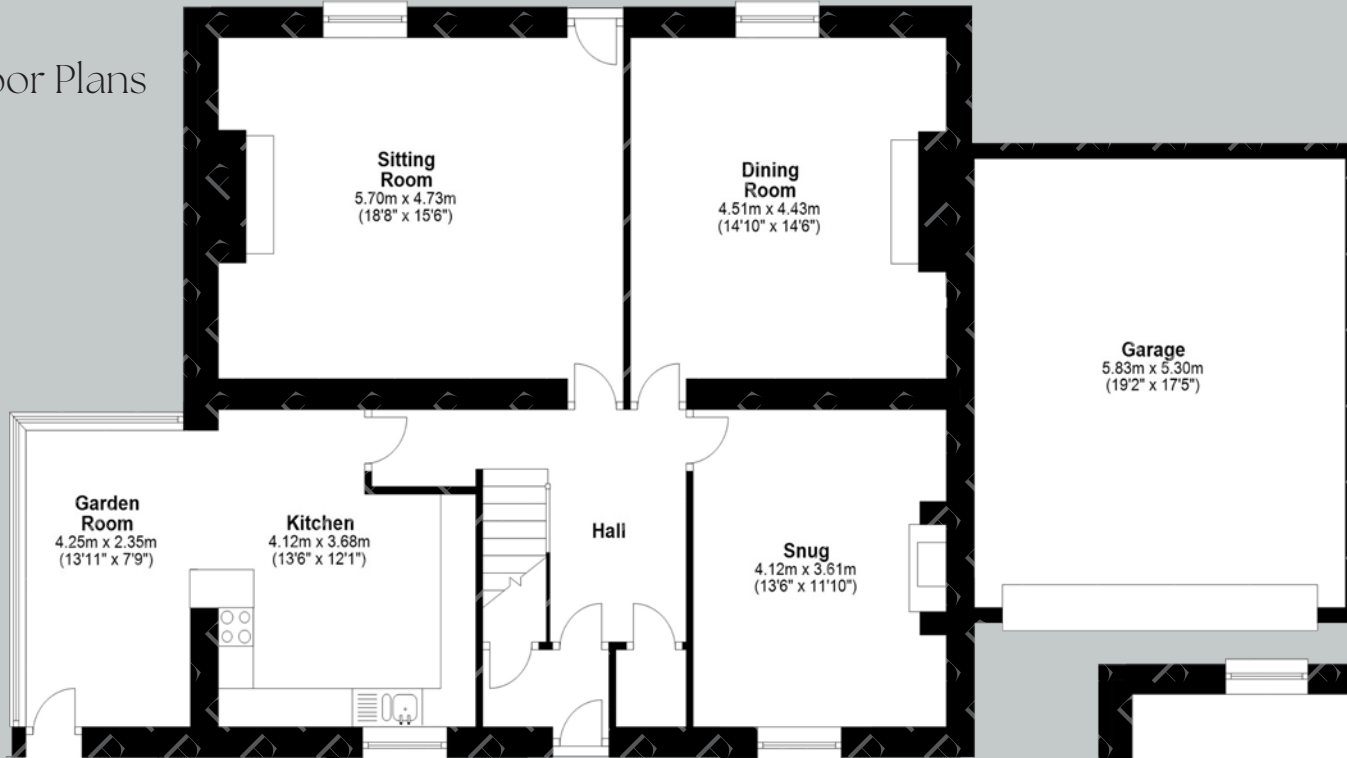
Local Information

Thorngrafton is a small hamlet which sits in an elevated position above Bardon Mill offering a peaceful environment and beautiful setting yet within easy reach of local amenities. Bardon Mill offers everyday amenities with a village store and tea room, pub, mobile post office and pottery. The Bardon Mill & Henshaw village hall is the UK's first earth-sheltered village hall and offers a range of clubs and facilities for the active community. Nearby Haydon Bridge offers further facilities including a small supermarket while Haltwhistle offers supermarkets, a good selection of shops, leisure centre and outdoor swimming pool, primary and secondary schooling, professional services and a new hospital. Additional services including larger supermarkets, schooling, a larger hospital, a further range of shops and eateries are available in Hexham. Both Newcastle and Carlisle are easily accessible and provide further cultural, educational, recreational and shopping facilities.

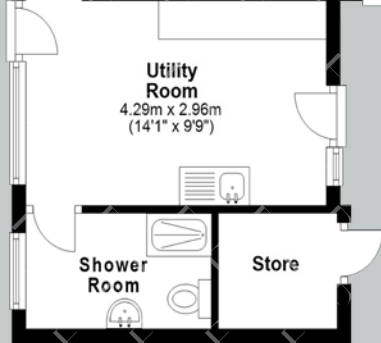
The beautiful surrounding area provides walks and other country pursuits with Hadrian's Wall country and the Northumberland National Park nearby and the Hadrian's Wall Cycleway from which to enjoy the spectacular countryside. The Lake District is also easy to reach.

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 Bardon Mill provides regular cross country services, which in turn link to other main line services to major UK cities north and south. There is also a bus service to Carlisle and Newcastle which runs through the village.

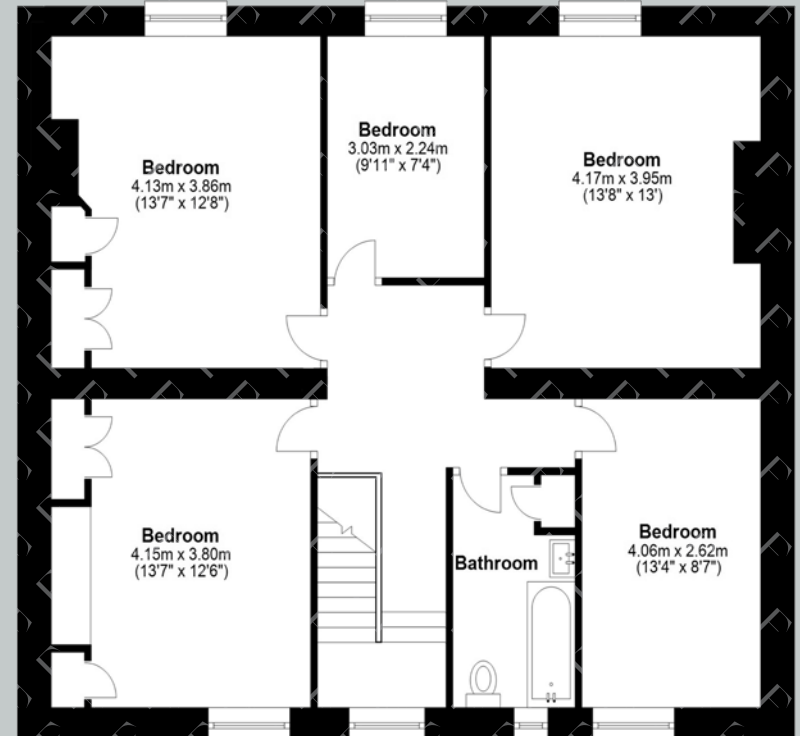
Floor Plans



Ground Floor



First Floor



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 to radiators (downstairs only).

Postcode

Council Tax

EPC

Tenure

NE47 7AD

Band F

Rating E

Freehold

Viewings Strictly by Appointment

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