

Humshaugh | Hexham | Northumberland

Waynriggs House





Accommodation in Brief

Lower Ground Floor

Cellar

Ground Floor

Entrance Hall | WC | Pantry | Kitchen | Boot Room | Utility Room | Living Room
Dining Room | Garden Room

First Floor

Principal Bedroom with En-Suite & Dressing Room | Family Bathroom
Double Bedroom with En-Suite | Two Further Double Bedrooms | Study

Outbuildings

Boiler Room/Store | Two Storerooms







The Property

Waynriggs House is a magnificent detached Victorian stone-built house, perfectly positioned on a private plot set back from the road. It is surrounded by expansive gardens and offers beautiful views of the picturesque Northumbrian countryside. Ideally located, it provides convenient access to the charming villages of Corbridge and Hexham, both just a short drive away. Recently renovated and extended to an exceptional standard, the property expertly combines modern comforts with the preservation of its original Victorian charm. Thoughtfully retained features include decorative cornicing, sash windows, and period fireplaces.

The spacious entrance hall provides a warm and inviting welcome, offering easy access to the main reception areas, which are perfectly suited for both relaxation and entertaining. The generously sized sitting room and formal dining room are tastefully decorated and benefit from large windows that frame picturesque views of the garden.



The Neptune kitchen is a bright and elegantly designed space, showcasing classic white shaker-style cabinetry paired with matching countertops and a traditional Belfast sink for a timeless and refined look. The integrated ovens and hob are thoughtfully set within a charming inglenook, serving as a striking focal point. A central peninsula provides additional workspace and subtly separates the generous layout to create a casual dining area ideal for relaxed family meals or social gatherings.

Seamlessly connected to the garden and the adjoining garden room, the kitchen boasts an effortless indoor-outdoor flow. The garden room is thoughtfully arranged with inviting and comfortable seating areas making it a delightful room to spend time with guests and family or simply take in the gardens with floor-to-ceiling windows offering uninterrupted views.

The ground floor also boasts several practical additions, including a convenient downstairs WC, a dedicated pantry for storing kitchen supplies, and a boot room designed for hanging coats and storing outdoor gear. A generous utility room is equipped with a Belfast sink, storage units, and plumbing for both a washer and dryer, offering excellent functionality and organisation.

On the first floor, a generous, brightly lit landing sets the tone for the elegant spaces ahead. The family bathroom is a standout feature, beautifully appointed with a luxurious freestanding bath, and a spacious corner shower cubicle, offering both comfort and style. All four bedrooms are impeccably decorated, each featuring a charming original fireplace and perfectly positioned to offer uninterrupted countryside views.

The principal bedroom is a true sanctuary, complete with a striking feature fireplace, a private en-suite, and a spacious dressing room. The second bedroom is equally impressive, boasting a well-appointed en-suite shower room and ample space for relaxation. The two additional double bedrooms are just as inviting and beautifully styled. The smaller, versatile room on this floor enhances the home's functionality and is currently equipped for use as a study and designated home office.







Externally

Waynriggs House is accessed via a grand, sweeping driveway with a gated entrance, offering secure off-road parking for several vehicles. The property features a southwest-facing garden of approximately 0.97 acres, enjoying sunlight throughout the day. This expansive garden features a lush, meticulously maintained lawn, framed by mature, well-established plantings and trees that heighten the sense of privacy. A charming greenhouse and potting shed provide a delightful haven for gardening enthusiasts. An expansive, elevated decked area, accessible from the kitchen and garden room, creates an ideal setting for outdoor dining or relaxation, all while offering stunning views of the surrounding countryside.

A private courtyard to the side separates the main house from a range of outbuildings, further enriching the outdoor space. These substantial storerooms offer practical value, with exciting potential for future development, subject to the necessary permissions, providing endless opportunities to tailor the space to your needs.





Local Information

Humshaugh is a small, rural village nestled in the North Tyne Valley, just a few miles outside the market town of Hexham and on the doorstep of the Hadrian's Wall World Heritage Site. The village offers excellent local amenities including an award-winning village shop which is a community run newsagents and general store, a village hall, first school, doctor's surgery and parish church. Nearby Hexham offers a full range of day-to-day amenities with supermarkets, a good range of shops, schooling, professional services and a hospital. The surrounding area provides walks and other country pursuits, with golf courses, sports clubs and Hexham racecourse within easy reach. Newcastle city centre provides further comprehensive cultural, educational, recreational and shopping facilities.

For the commuter the A69 and the Military Road provide good access to Newcastle Airport and City Centre, Carlisle and onward access to the A1 and M6, while the A68 gives excellent access to the north. The rail station at Hexham provides regular links to both Newcastle and Carlisle, which in turn link to other main line services to major UK cities north and south. Regular bus services provide further access to local hubs and connecting services. Newcastle International Airport and the A1 are all within easy reach.

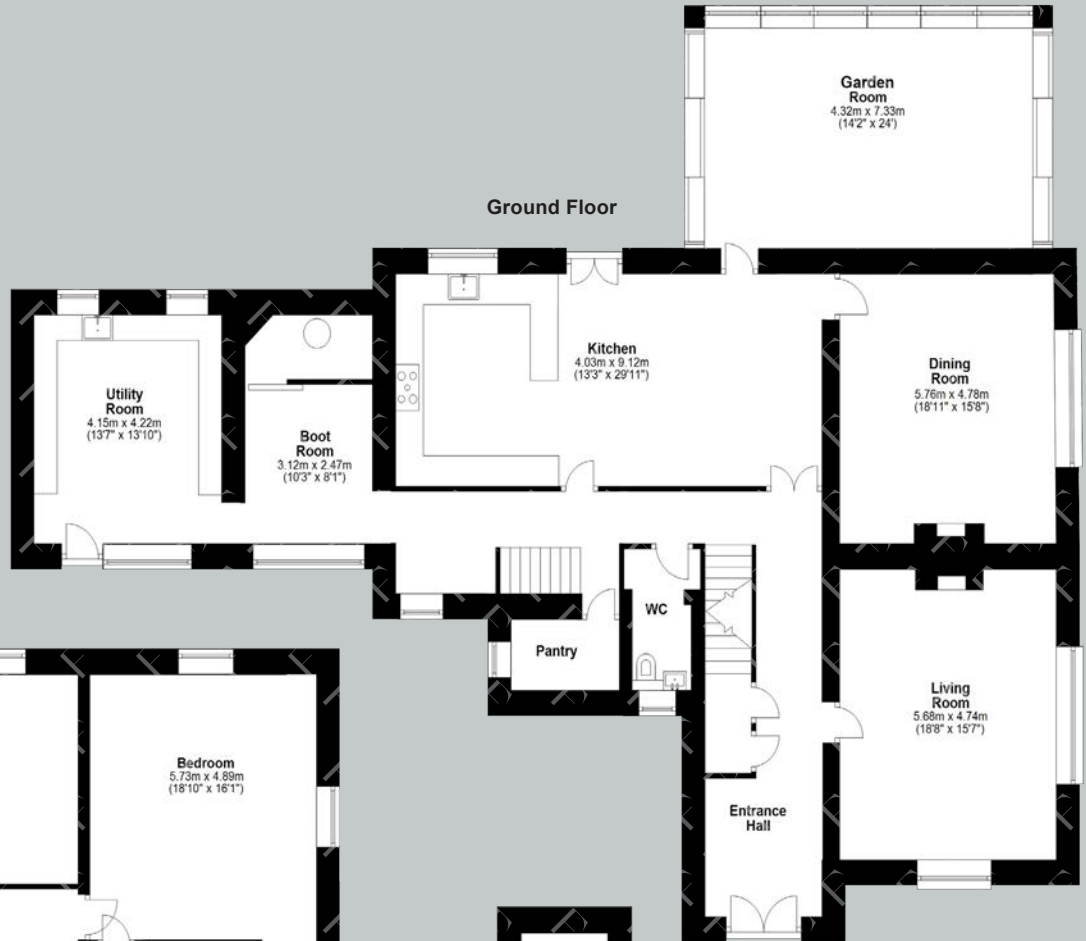


Floor Plans

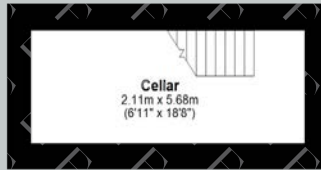
Total area: approx. 422.4 sq. metres (4546.4 sq. feet)



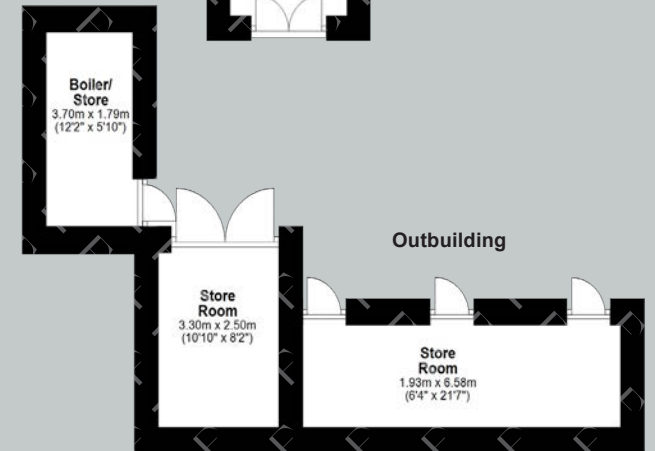
Ground Floor



Lower 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 fired central heating. Underfloor heating in the utility room, boot room, downstairs WC and both en-suites on the first floor.

Postcode

Council Tax

EPC

Tenure

N E46 4AA

Band H

Rating F

Freehold

Viewings Strictly by Appointment

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WAYNRIGGS
HOUSE

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PROPERTIES

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