









Tower House

PURPLE HOUND



## Accommodation in Brief

### House

#### Basement

Den | Cellar

#### Ground Floor

Kitchen/Diner | Sitting Room

#### First Floor

Principal bedroom with En-Suite Shower Room

Bathroom | Two Double Bedrooms

#### Shop Unit

Shop Front | Storeroom | WC









## The Property

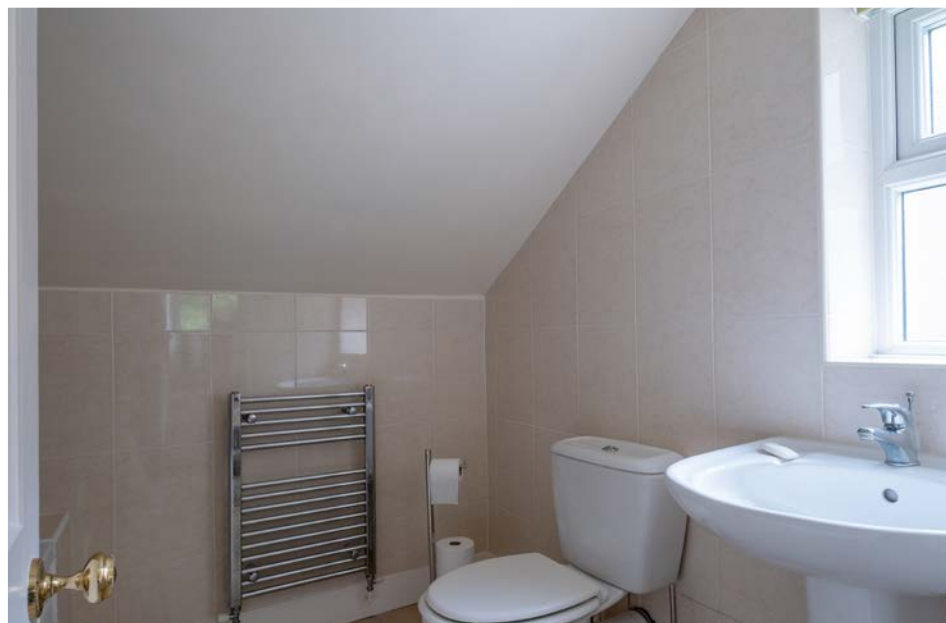
Situated in a central location within the vibrant and picturesque village of Corbridge, Tower House is a charming three-bedroom house and commercial unit, perfectly placed to attract tourists and residents alike. Originally built in 1879, the house showcases a delightful stone-built facade and a spacious rear courtyard, a rare find for a central Corbridge property.

The lease for the commercial unit is secured until 1st October 2025. Following this date, there are several possibilities for its use. It could either continue as a commercial space, providing a new business opportunity, or the footprint of the existing house could be expanded to create a larger residential property, offering flexibility for future development.

Inside, the home features a tasteful neutral decor and well-proportioned brightly lit bedroom accommodation. The main living area is configured as open plan, featuring a generous sitting room and adjacent country kitchen. The sitting room, thoughtfully arranged to maximise space and comfort, enjoys a decorative open fireplace as an aesthetic focal point alongside large sash windows that cast ample light into the room.

The adjacent kitchen benefits from a striking inglenook with a dark blue AGA set within. Cream shaker style cabinetry offers substantial storage, and French doors provide access to the pretty, enclosed courtyard. Below, a basement currently utilised as a den provides a versatile living space suitable for a variety of uses. Adjacent there is a cellar providing additional storage space. Access to the basement could be provided to the shop unit for use as a convenient storeroom.

Ascending to the first floor, three bedrooms feature. The principal bedroom overlooks the nearby, picture-perfect churchyard and marketplace and benefits from fitted wardrobes and a modern en-suite shower room. The remaining bedrooms include a spacious double bedroom with fitted wardrobes and an additional double bedroom, all served by a family bathroom equipped with a bath.















PURPLE  
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CLOSED



## Externally

A unique offering, the rear yard is a private retreat with plenty of space to enjoy al fresco dining or perhaps even some small-scale horticultural pursuits. A fixed awning provides a shelter from the elements and a quaint arched rustic-style garden bench is a relaxing spot to unwind. Parking is resident permit within the village centre.

## 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 dentists' surgeries, community services and a garage, while nearby Matfen Hall offers excellent leisure facilities. The nearby market town of Hexham offers more comprehensive services with large supermarkets, a further range of shops and professional services together with a leisure centre, cinema, theatre and hospital.

Corbridge is convenient for the A69 which gives excellent access to Newcastle in the east and Carlisle in the west, and onward access to the A1 and M6. There is a railway station on the village's edge providing cross-country services to Newcastle and Carlisle where connecting main line rail services are available to major UK cities north and south. Newcastle International Airport is also very accessible.

## Commercial Unit

This commercial unit, encompassing approximately 350 square feet, is based in the highly sought-after and popular tourist hot spot of Corbridge, which sees a high footfall year-round. The unit includes a small storage area, as well as a separate WC for added convenience. It is an excellent opportunity for anyone looking to set up a small business venture within a famously picturesque village. Surrounding the shop are several independent boutiques offering a variety of goods ranging from craft gifts to florists. Access to the cellar could be opened to provide additional storage.

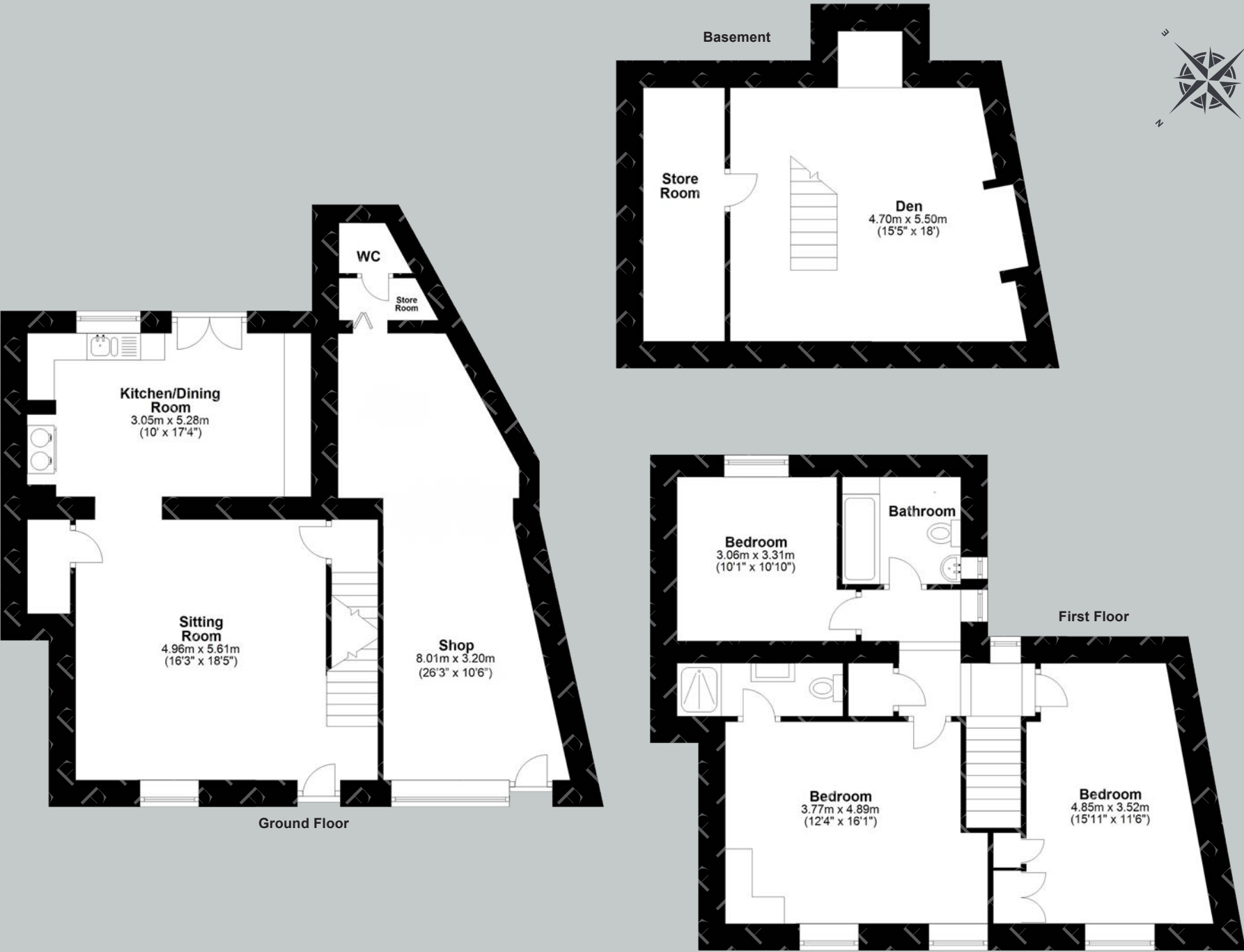
### Agents Note

The commercial unit is currently occupied with an existing tenant until 1st October 2025. Full details can be provided on request.





Floor Plans



Total area: approx. 169.7 sq. metre (1827.2 sq. feet)



Google Maps

what3words



///glaze.elevates.owns

## 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.

Gas central heating.

Postcode

NE45 5AW

Council Tax

Band D

EPC

Rating D

Tenure

Freehold

## Viewings Strictly by Appointment

T: 0330 111 2266

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# Finest

PROPERTIES

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