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PROPERTIES

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Springfield House

Spoutwell Lane | Corbridge | Northumberland





Accommodation in Brief

Lower Ground Floor

Wine Cellar | Store Room

Ground Floor

Entrance Vestibule | Entrance Hall | Reception Hall | Study | Drawing Room
Snug | Dining/Family Room | Kitchen | Pantry | Wine Store | Utility Room
WC | Store | Gym | Shower Room | Cinema/Games Room | Bar | Boiler Room

First Floor

Principal Bedroom with Dressing Room, En-suite Bathroom & Balcony
Five Further Bedrooms (Four with En-suite)
One Bedroom with Private Balcony | Linen Store

Externally

Four Car Garage | All Weather Tennis Court | Treehouse
Hot Tub | Outdoor Kitchen Area | Gardens









The Property

Springfield House is a truly breathtaking country house occupying a privileged position; set within an exceptionally private and elevated plot in central Corbridge, the home is accompanied by beautifully landscaped gardens and secluded entirely from neighbouring properties. Built in 1874, the property's key interiors have recently been subject to a meticulous redesign, in collaboration with acclaimed British designer Fiona Barratt-Campbell. Her signature emphasis on texture and craftsmanship is evident, with striking contemporary interiors complementing the home's stunning period proportions. The result is a considered, beautifully finished home, with exacting attention to detail throughout.

Located behind automatic gates, a tree lined, curving tarmacadam driveway guides you to the front of the property where the decorative stone pillared portico draws the eye to the main entrance of the house.

Inside, the entrance hall opens into a beautifully proportioned reception hall, where fine period detailing creates a bespoke sense of grandeur. The newly reimagined library and seating area with bespoke bookshelves and integrated storage leads out to the terrace through French doors. Beyond, the reception hall gives way to a collection of formal and informal living spaces, and a remarkable showpiece open-plan kitchen, dining and family room.

Considerable thought and expense have been invested in the redesign of the ground floor's reception rooms. Both the drawing room and dining room are grand in scale, with expansive bay windows framing views to the south and over the wonderful, landscaped gardens.

The kitchen forms a striking focal point, with sleek bespoke cabinetry and a substantial island topped in richly veined quartz. Decorated in dark tones, a hand-crafted bronze feature wall brings depth and texture to the space, while an electric AGA and twin Gaggenau ovens offer both everyday practicality and versatility for entertaining. Overhead, a natural quartz crystal pendant chandelier adds a sculptural finishing touch. The open-plan layout extends into a light-filled living area, with an orangery extension crowned with a skylight drawing in garden views. Textured timber panelling frames the media wall.

The dining area is finished in soft, coastal tones, creating a relaxed setting for family life and entertaining and opens out onto the terrace. A travertine dining table is lit spectacularly by an inspired polished quartz chandelier, while a specialist plaster feature wall zones this extraordinary space.

Accessible from the kitchen is a wine store finished in luxurious reclaimed stone, alongside a quiet and relaxing snug. A large, practical utility and laundry room lies nearby, with a rear lobby leading through to the gymnasium and shower room.

A connecting lobby from the reception hall leads through to the cinema room. A large projector screen sits to one wall with double row seating, perfect for hosting movie night with friends. To the corner there is a cocktail bar with barstools, illuminated shelving, fridge, dishwasher and draught ale hand pump.





Descending to a below stairs cellar off the hallway is an impressive feat of joinery, with an extensive range of cedar wood wine racks and paneling adorning the walls and ceiling.

At the centre of the entrance hall is a sweeping staircase with original low-level panelling to the walls, rising to a broad galleried landing and split-level first floor. Six generous bedrooms and guest accommodation are adorned with bespoke furniture and fittings, offering style and flexibility of use. The principal suite is particularly impressive, comprising a large bedroom with Juliette style balcony and elevated views over the gardens and tennis court. There is a fully fitted dressing room with an abundance of fitted storage offering hanging space, shelving, dressing table with mirror over and central seating. Adjacent is the luxurious bathroom with a feature wall of book matched Italian marble, freestanding bath, twin marble vanity wash hand basins and impressive rainforest shower with automatic lighting. There are four further bedrooms on offer with en-suite facilities boasting fittings from Villeroy and Boch: one also has a dressing room, each with its own identity and beautiful décor. The final bedroom is served by the family bathroom.

The home is equipped with a comprehensive automated home control system for TV and Media zones, mood lighting, heating, CCTV and security systems.





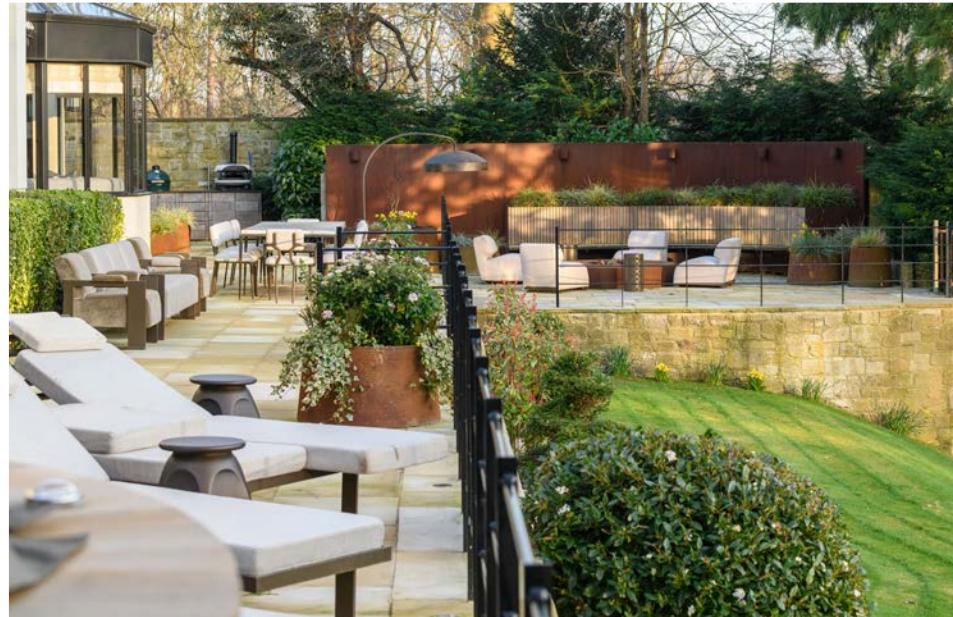




Externally

The land surrounding Springfield House is around 2.8 acres in all and includes stunning manicured lawns with a host of mature trees, shrubs, perennials, an all-weather tennis court. An extensive and elevated sun terrace is perfect for outdoor entertaining with several places to sit and relax around the bespoke corten steel fire pit. An outdoor kitchen completes this wonderful space, with Big Green Egg Co BBQ and pizza oven offering variety and choice to your summer gatherings.

The fabulous twin treehouse, built by the same company as The Alnwick Garden treehouse is a particularly impressive piece of architecture. Both turrets benefit from two floors with ladder access inside and a bridge adjoining them on the higher level. Also located in the gardens is a greenhouse, gardener's store and a shed. A spacious four-car garage with WC gives security.





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, doctor and dentist surgeries, community services and a garage, while nearby Matfen Hall and Close House offer 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.

For schooling there is a First School and Middle School in the village, while senior schooling is offered in Hexham.

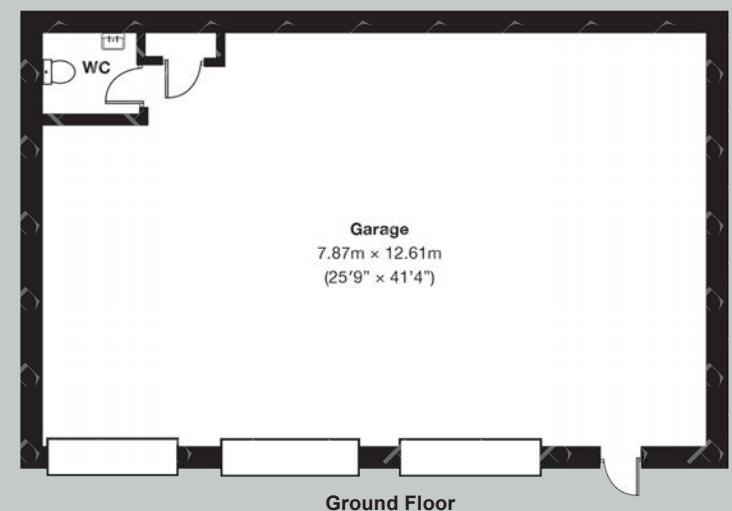
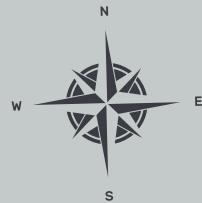
For the commuter, Corbridge is convenient for the A69 which gives excellent access to Newcastle in the east and Carlisle in the west, and onward to the A1 and M6. There is a railway station on the edge of the village which provides cross-country services to Newcastle and Carlisle where connecting main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

Floor Plans



Total area: approx. 738 sq. metre (7943.77 sq. feet)

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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, gas, drainage and water.

Gas central Heating.

Postcode

Council Tax

EPC

Tenure

NE45 5LF

Band H

Rating C

Freehold

Viewings Strictly by Appointment

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