



HALLBANK | NEWCASTLE ROAD, CORBRIDGE, NORTHUMBERLAND



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PRICE ON APPLICATION

COUNTRY HOUSE WITH A SEPARATE STUDIO/COTTAGE, SET IN APPROXIMATELY ONE ACRE WITH STUNNING VALLEY VIEWS

PORCH | PRINCIPAL HALLWAY | LOUNGE/DRAWING ROOM | DINING ROOM | FAMILY ROOM | ORANGERY
KITCHEN/BREAKFASTING ROOM | REAR HALLWAY | WINE STORE WITH CELLAR | BOILER ROOM | UTILITY
BOOT KICK AREA | SEPARATE WC | FIRST FLOOR: THREE DOUBLE BEDROOM SUITES, MASTER ALSO WITH
DRESSING ROOM | SECOND FLOOR: TWO DOUBLE BEDROOMS, BATHROOM/WC, STUDY, LOUNGE

COTTAGE/STUDIO: MUSIC ROOM/RECORDING STUDIO | GYM | OPEN PLAN LOUNGE/KITCHEN AREA
DOUBLE BEDROOM | SHOWER ROOM/WC | SECOND FLOOR ROOM/IDEAL OFFICE SPACE

FORMAL GARDENS | VEGETABLE/FRUIT GARDEN | SUMMER HOUSE | TWO WORKSHOPS | DOUBLE GARAGE

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SITUATION AND DESCRIPTION

Hallbank is a simply exquisite detached family home, built circa 1930s and set within its own private gardens and grounds. The generous sizing of the interior accommodation, combined with the extensive landscaped gardens enjoying magnificent views across the open countryside, create an opportunity to acquire a country house of great splendour.

Hallbank has been extensively refurbished in recent years, along with the addition of a double garage combining separate accommodation within 'Hallbank Cottage'.

The grounds include electrically operated gates linking into an open courtyard and parking area for many cars.

Entrance to the property is via an original 'Arts and Crafts' hardwood front door with leaded fan light, leading into an entrance porch with stone flooring and glass lantern. A door leads to the main hallway with solid-wood parquet flooring, original cast iron radiators, Murano glass light fitting and a window to front aspect. Doors lead from the hallway to the main reception rooms.

The formal lounge/drawing room includes windows to three elevations, providing stunning views to the southern elevation. There is a beautiful feature period open fireplace, solid wood flooring, original cast iron radiators, original glazed display alcoves and a Murano glass centre ceiling light.

The formal dining room is accessed from the hallway via an open archway and enjoys spectacular views to the southern aspect, over the Tyne Valley, with French doors with fan light above giving access on to the rear gardens. The dining room includes a feature open fireplace with over-mantle mirror, mirrored alcoves, original cast iron radiators and a Murano glass centre ceiling light.

The family room also enjoys south-facing windows, with Vivienne Westwood plaid-design wallpaper, two original cast iron radiators and solid wood flooring.

The orangery is located to the side aspect of the property and was designed and built by J R Willoughby Limited of Oxford in solid hardwood with a roof lantern and self-cleaning glazing. Roof ventilation is provided by two large opening panes, operated by incorporating manual, thermostatic and rain sensor controls and the solid oak flooring includes under-floor heating.

The kitchen/breakfasting room is located to the side of the property and is professionally equipped and fitted to an extremely high standard with bespoke wood cabinets, hand-painted by Alexander Carrick at the Corbridge Furniture Company, granite and solid wood work surfaces and a central island including four bespoke stools. The kitchen includes three oven AGA, companion AGA with gas hob and electric ovens, Sub Zero integrated fridge with two drawers, Sub Zero integrated fridge with two freezer drawers, Miele integrated dishwasher, Miele integrated microwave, Miele integrated deep fryer, double ceramic white Butlers sink with waste disposal, Quooker hot water tap and Zip ChillTap. The walls are panelled to dado height and the solid oak flooring includes underfloor heating. A door gives access to a superb butler's pantry.

The rear hallway leads from the kitchen/breakfasting room and gives access to a wine store with small cellar and separate boiler room. There is also a large utility/laundry area which includes fitted base units with worktops and stainless steel sink with mixer tap, space and plumbing for a washing machine and vented tumble dryer, solid oak flooring and access to a useful larder cupboard. There is a traditional pulley clothes airer, halogen ceiling spots and a door giving access to the external patio area.





To the side of the rear hallway there is a boot kick area with cloaks storage, providing access through to a separate wc including contemporary basin with Starck design mixer tap and chrome heated towel rail.

A beautiful staircase with parquet flooring, stair runner with rods and a bespoke designed solid wood bannister, with feature light box, leads from the main hallway to the first floor landing. To the first floor there are three double bedroom suites. The master bedroom includes a window to the southern elevation, with radiator, original coving and solid wood doors with solid bronze door handles and brass hinges. Access leads on to the en-suite master dressing room, fitted with open robes, drawers, shoe and accessory storage and a window to the front elevation.

A further door leads from the master bedroom to a highly impressive and luxurious en-suite bathroom/wc with superb open window views of the surrounding countryside. The bathroom comprises Victoria and Albert Amalfi slipper bath, ideally positioned to enjoy the valley views, with Philippe Starck freestanding single lever bath shower mixer, Showerlux walk-in shower enclosure with Hansgrohe Starck overhead drencher and Chrome riser rail set, wall mounted cabinet and counter with Philippe Starck basin and mixer tap, wall mounted wc and chrome dual fuel heated towel rail. Controllable ceiling halogen spot lights, vanity light and thermostatic underfloor heating. The second bedroom is to the south and east elevation with original coving and solid wood doors with solid bronze door handles and brass hinges. A door leads to the en-suite shower room/wc with slate floor and wall tiling, glass shower enclosure including Starck design mixer tap, handheld shower, riser rail and drencher, wall mounted rectangular basin and wc. Chrome dual fuel heated towel rail, wall mounted cabinet, display alcove with lighting, dimming halogen ceiling spots and thermostatic underfloor heating.

The third bedroom is to the eastern elevation with original coving and solid wood doors with solid bronze door handles and brass hinges. A door gives access to the en-suite shower room/wc with windows to two elevations, glass walk-in shower enclosure including Grohe handheld shower, riser rail and drencher, wall mounted vanity drawers with basin and Grohe mixer tap and contemporary wc, chrome dual fuel heated towel rail, dimming halogen ceiling spots and thermostatic underfloor heating.

The main stairs then continue to the second floor where there are two double bedrooms, both with velux windows, eaves storage and exposed beams. There is also a study, and a lounge, which would make an ideal play room or hobby room, with built-in storage cupboards, and a fully tiled bathroom/wc with Velux window, panelled bath with Grohe shower over and glass panelled shower screen, wall mounted contemporary vanity unit with bowl sink and Starck mixer tap and wall-mounted wc. Chrome heated towel rail, halogen ceiling spots and thermostatic underfloor heating.

The formal gardens are situated to the southern and western elevation of the house and are beautifully presented with manicured lawns, well stocked borders and highly impressive mature trees that frame the open lawned areas. There is a croquet lawn, a south and west facing stone terrace area and a Victorian style greenhouse within a walled vegetable and fruit garden. The lovely nature pond includes a circulating water fall feature and there is a potting and storage shed with power, lighting, mains water and telephone line connected throughout the garden.

The original stone roof summer house also includes power and mains water and is connected with steps to the croquet lawn. The fully enclosed front garden is predominantly woodland and wild





flower/bulb garden, with two separate timber built and slate roof workshops to the front of the property with power and lighting.

HALLBANK COTTAGE

Opposite the main house there is a double garage with two sets of timber doors, a window to rear, power, lighting and a cold tap. The garage also houses the gas combi-boiler for the cottage. The ground floor of Hallbank Cottage, adjoining the garage, features the music room which is comprehensively soundproofed to a high degree of sound attenuation using a 'room-within-a-room' construction. The room has a double sealed sound proofed door and secondary double glazing. There is also a useful understairs cupboard. It is currently being used as a private recording studio.

There is also a gym at ground floor level with a window to the front aspect and power and space for a selection of cardio and resistance equipment. Next to the gym there is also a Gardener's WC.

The living accommodation occupies the first and second floors of 'Hallbank Cottage', the open plan lounge/kitchen area being on the first floor with windows to three elevations including feature round window. There is solid wood flooring and two large storage cupboards.

The kitchen area includes a range of base and wall units with solid wood doors, granite worktops with brushed stainless steel bowl and drainer, brushed stainless steel mixer tap and Quooker boiling water tap. Integrated appliances include Miele dishwasher, Miele gas hob, Miele electric oven, Miele microwave and Miele larder fridge.

The first floor also provides access to a double bedroom and a shower room/wc with Velux window, Showerlux walk-in shower enclosure, Grohe drencher and handset with riser rail, wall mounted cupboard with wash basin, Grohe mixer tap and Contemporary wc, chrome heated towel rail and dimming halogen ceiling spots.

Stairs lead from the first floor to the second floor room with two Velux windows, an ideal office space.

LOCATION

Hallbank is located within the heart of the beautiful village of Corbridge, in Northumberland, with easy access to all surrounding areas of Newcastle. Renowned for its characterful array of shops and restaurants, along with country walks and abundance of surrounding countryside. The Corbridge train station provides routes to Newcastle, and the A69 connects well into Tyneside and access to Newcastle International Airport.

SERVICES

The property has mains gas, electricity, water and drainage.

TENURE

Freehold.

ENERGY PERFORMANCE RATING

Grade: C



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