



Turpin's Hill House, Heddon on the Wall Newcastle upon Tyne NE15 0JX

SITUATION AND DESCRIPTION

Turpin's Hill provides a fabulous small country estate to the north west of Heddon-on-the-Wall, close by to the A69 linking between Newcastle and Hexham.

The property was constructed in 1907 in local stone and enjoys an elevated and privileged position on the north banks of the River Tyne overlooking the valley.

The house was purchased by the current owner in 1980 and has been significantly extended on two occasions. In 2001 and 2002 double storey stone built wings were added to both the west and eastern elevations respectively. These have added significantly to the size of the house and created an annex to the east wing and beautiful family accommodation, including a master bedroom suite and a large reception room, to the west wing.

The house has great architectural flair and merit and is surrounded by just over an acre of manicured gardens and mature woodland to the rear elevation.

Turpin's Hill House is a beautiful family home, with patios, terraces and lawned gardens. There is an option to acquire additional land by separate negotiation.

The entrance to Turpin's Hill and the small estate is via a tarmac tree lined driveway which leads up to Turpin's Hill House and then continues to the farm steading, where there are six tenanted cottages which are available in a separate lot, alongside a further 110 acres of land.

The principal house has had a number of improvements carried out in recent times, including very attractive UPVC double glazed sealed unit windows which have been styled in keeping with the era of the house.

The house has oil fired central heating and a great deal of character and charm to the principal rooms, with high ceilings, cornicing and beautiful fireplaces.

The original entrance hall has the benefit of an Amdega conservatory and porch leading to the front elevation. The hall branches off to two reception rooms; a sitting room and a dining room, both with beautiful fireplaces. To the rear of the hall there is a study and a working office which links in turn to the two bedroom annexe on the east wing, as well as the family kitchen, utility room, cloakroom/wc, double garage and a second office which overlooks the west gardens.

The western extension to the property has provided a large reception and day to day living room, with Inglenook fireplace, log burning stove and double doors onto its terrace.

To the first floor the master bedroom is substantial, with a

view to the south and west, as well as an en-suite bathroom. There are three further double bedrooms and a fifth single bedroom which is currently used as a dressing room. There are also two family bathrooms.

The house links easily to the A69, the Tyne Valley, Corbridge and Wylam, as well as to the east to Newcastle city centre, the Western Bypass and the International Airport.

From its elevated position Turpin's Hill has a stunning aspect and view over the surrounding countryside.

Viewing is highly recommended of this most impressive country home.

The property comprises:

MAIN HOUSE

The principal entrance to this magnificent house lies from its southern elevation, where double doors lead into the Amdega conservatory and entrance porch.

ENTRANCE PORCH

13'9 x 10'5 (4.19m x 3.18m)

Enjoying fabulous views over the gardens, stone flooring, convector heater, ceiling fan and an internal door leading through to the reception hall.

RECEPTION HALL

With double panelled radiator, telephone and doors leading off to principal accommodation.

SITTING ROOM (front facing)

17'1 x 14'5 (5.21m x 4.39m)

A very impressive sitting room which has a fabulous Adam style fireplace with slate hearth to the solid open fireplace. The room has sash windows overlooking the gardens, built-in bookcase, dado rail, wall lighting, two double panelled radiators and high ceiling with cornicing.

DINING ROOM (front facing)

14'5 x 14'7 (4.41m x 4.44m)

With two sash windows giving fabulous views, mahogany fireplace surround in an Adam style with slate hearth to the open fire. The room has a single panelled radiator, picture rail, cornicing, ceiling rose and wall lighting. A glazed door leads from this room to the west wing and family room.

The last door from the reception hall leads to the study and rear passageway where there is a window overlooking the courtyard, double panelled radiator, built-in store cupboard and understairs store cupboard housing the alarm controls, electric circuit breakers and generator change over switch.

Adjacent to this study area a door leads off to a working office.

OFFICE (rear facing)

14'5 x 10'5 (4.39m x 3.17m)

With windows overlooking the courtyard, two double panelled radiators, excellent general store cupboards and a door leading to the east wing.

Returning to the passageway, access is gained to the kitchen.

KITCHEN (rear facing)

14'7 x 12'8 (4.46m x 3.86m)

Very well equipped with a range of Poggenpohl oak base, wall and drawer cabinets with oak trims to the worktop surfaces and stainless steel double sink unit. Appliances include an oil fired Aga with two ovens and two hot plates, space for a dishwasher, a built-in AEG electric four ring hob with extractor hood above, a built-in Sharp microwave oven, an AEG refrigerator and separate AEG freezer. The room has tiled flooring, spotlighting to the ceiling and servant's bell display box.

UTILITY ROOM

9'11 x 8'3 (3.02 x 2.51m)

With tiled flooring, Belfast sink unit, space for a dishwasher and tumble dryer, washing machine, door to wc and access to the garage.

SEPARATE WC

Comprising close coupled wc and wash hand basin with tiled surround.

Access also leads from this area to a shelved storage cupboard and a panelled door leading to the second study and office.

STUDY & OFFICE

10'2 x 12'2 (3.11m x 3.71m)

With Terracotta floor tiles, exposed stonework, fluorescent tube lighting, wall lighting, double radiator and a glazed door to the west overlooking the gardens.

Returning to the original reception hall the mahogany staircase leads up to the first floor landing.

FIRST FLOOR LANDING

Extending to the west wing of the property with impressive cornicing, access into the roof void and eight doors leading to accommodation.

BEDROOM TWO (front facing)

14'7 x 14'5 (4.45m x 4.4m)

Enjoying fabulous views over surrounding countryside, marble fireplace with brass canopy, central heating radiator and two doors leading from the principal landing.

BEDROOM THREE (front facing)

13'3 x 14'4 (4.05m x 4.37m)

Enjoying fabulous views from the two south facing windows, marble fireplace with open grate, fitted bookcase, cornicing and single panelled radiator.

BEDROOM FOUR (rear facing)

14'6 x 12'8 (4.42m x 3.87m)

With fireplace and copper canopy, fitted shelving with storage to one side of the chimney breast, pleasant views over the courtyard and single panelled radiator.

BATHROOM

Comprising large roll top bath, high level wc, pedestal wash hand basin with medicine cabinet above, shower cubicle with folding screen doors, tiling to the walls and floor, underfloor heating, Expelair unit and double panelled radiator.

BATHROOM TWO

With three piece suite comprising bath with shower above and dividing glass screen, wash hand basin, close coupled wc, single panelled radiator, shaver strip light, access into the roof void, full length wall mirror, Expelair unit and tiling to the walls and floor.

WEST WING**FAMILY ROOM**

27'2 x 20'8 (8.28m x 6.3m)

A stunning extension to the house providing a principal reception room to the property which enjoys a principally south and westerly aspect. There are five windows to the room as well as a set of double doors leading out onto the patio. The room has four double panelled radiators, ceramic tiled flooring, underfloor heating, cornice detailing, central ceiling fan and a stone Inglenook fireplace with slate hearth to the Efel log burning stove.

BEDROOM ONE (front & side facing)

20'9 x 16'11 (6.34m x 5.16m)

A highly impressive bedroom with four windows to the south and west elevation enjoying views of the surrounding countryside and farmland, two double panelled radiators, cornicing and ceiling rose.

EN-SUITE BATHROOM

With six piece suite comprising feature roll top bath with exposed clawed feet, his and hers pedestal wash hand basins by Sottini with illuminated cabinets above, corner double shower cubicle with folding screen doors, bidet unit and close coupled wc. The bathroom has ceramic tiling to the walls and floor, underfloor heating, double panelled radiator, ladder style heated towel rail, shaver socket, Expelair unit and lovely window aspect.

BEDROOM FIVE (rear facing)

9'10 x 8'7 (3m x 2.6m)

Lying adjacent to the master bedroom, this room is fitted as a dressing room with double and single wardrobe, dressing table and double panelled radiator.

Returning to the ground floor of the property and leading from the rear office a door connects to a lobby and entrance hall with stone entrance to the rear of the house which connects into the east wing which is independently alarmed.

EAST WING

To the ground floor there is a stripped wood and glazed door leading to an open plan reception room, which has a principal aspect to the south and east.

RECEPTION ROOM

24'8 x 18'1 (7.53m x 5.52m) plus recess (2.64m x 1.14m)
A fabulous entertaining and guest room which will easily divide into lounge, dining and kitchen area as required. It is a light and bright room with six windows overlooking adjacent countryside, solid oak flooring, mahogany fireplace surround with slate hearth to the coal burning effect fire, cornicing, ceiling roses and three double panelled radiators.

The staircase leads to the first floor of the house where there is a single panelled radiator, access into the roof void and three doors off to accommodation.

BEDROOM ONE (front facing)

21'9 x 12'6 (6.63m x 3.8m)

With three sash windows enjoying views over the countryside, cornicing, ceiling rose and double panelled radiator.

BEDROOM TWO (rear west facing)

10'1 x 11'10 (3.07m x 3.61m)

With two sash windows, double panelled radiator, cornicing and ceiling rose.

BATHROOM

With white four piece suite comprising panelled bath, close coupled wc, pedestal wash hand basin and corner shower cubicle with glass dividing door. The bathroom has a double panelled radiator, tiled flooring, underfloor heating, shaver socket and Expelair unit.

EXTERNALLY

The gardens and grounds to Turpin's Hill are highly impressive. The initial entrance into the small estate is via a long driveway connecting from the local road. It connects to the principal house, where stone pillars lead into the courtyard and parking area. The courtyard leads to the southern elevation, where it circumnavigates a beautiful floral border and is surrounded by maturing bushes. The house has its own stone boundary wall to the south and eastern elevation and a large hedge boundary to the western elevation. The open lawned gardens are a lovely feature of the property, as well as the mature rose borders. The exterior of the house is protected by closed circuit TV surveillance cameras and halogen lighting.

The initial driveway into the property branches off to the rear courtyard, where there are a number of tall mature trees which give good screening and privacy. The drive leads between these trees and connects to the rear single storey offshoot which accommodates the double garage and the two separate rear entrances; one which leads to

the utility room of the house and the second leading into the east wing.

GARAGE

22'6 x 22'7 (6.85m x 6.88m)

With two electrically operated up and over doors, excellent storage space, fluorescent tube lighting, pull-down ladder to the roof void and accommodating the oil fired central heating boiler.

To the rear of the property there are pathways leading to the fence boundaries on the northern elevation. This area accommodates a log store and the high capacity oil tank.

The principal gardens and grounds that surround Turpin's Hill extend to just over one acre, excluding the private drive that runs up to the estate.

The tarmac drive running up to the estate continues past Turpin's Hill and leads to the adjoining farm steading where there are a number of separate tenanted cottages which are also available for sale in a separate lot.

There is an option to acquire additional land by separate negotiation.

SERVICES

The property has mains electric and private water and drainage services.

TENURE

Freehold.

FLOOD RISK

Please see website www.environment-agency.uk

COUNCIL TAX

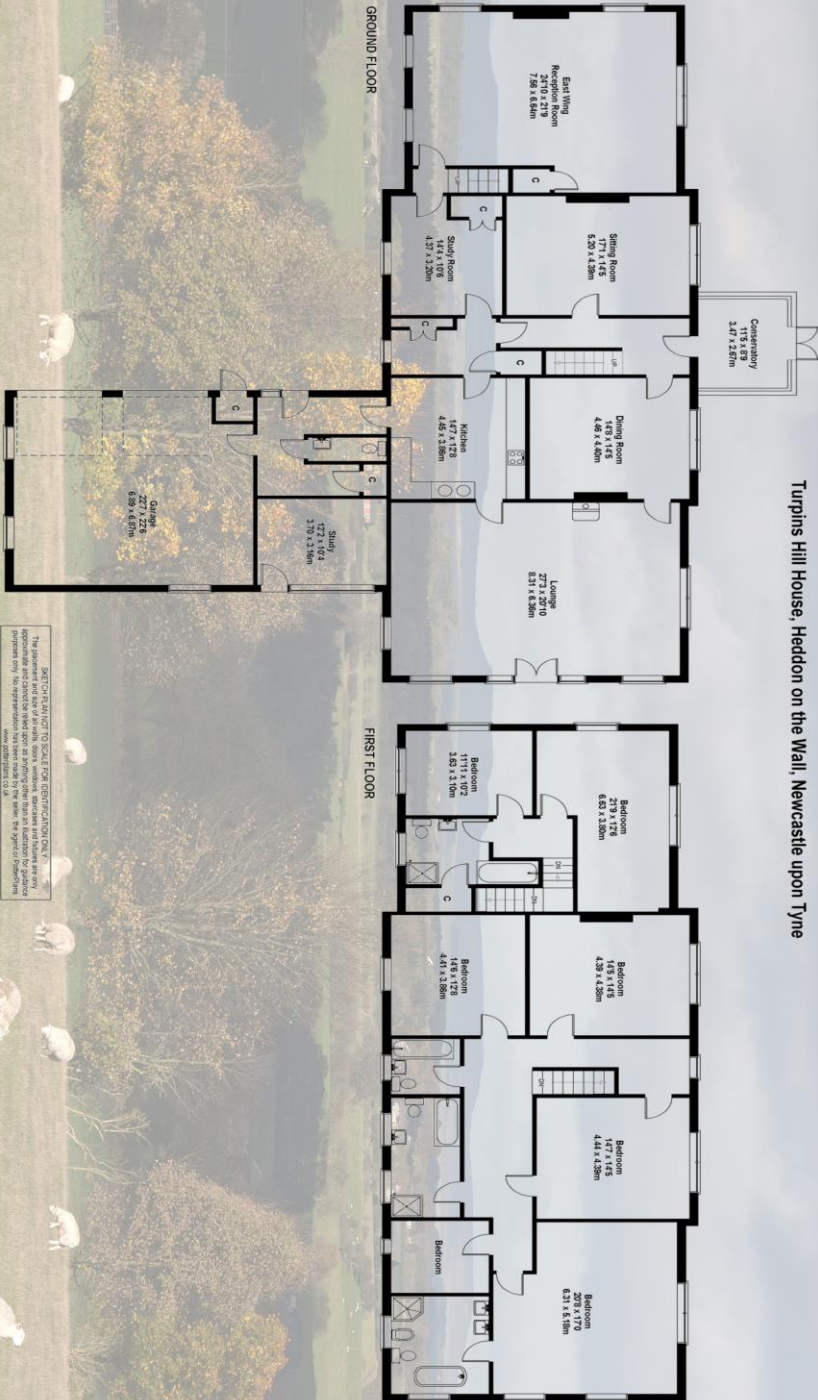
Please see website www.voa.gov.uk

ENERGY PERFORMANCE RATING

Grade: D



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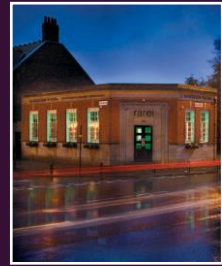


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Turpin's Hill House
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