



# Woodlands, Cow Lane, Corbridge, Northumberland, NE45 5HX

## SITUATION AND DESCRIPTION

An impressive, architect designed detached house, constructed 2006, and occupying a lovely corner site with easy access to Corbridge village. The four bedroom house, built in traditional brick and slate, has beautifully presented and stylish accommodation set over three floors, a mature garden and stone terrace and a large gravel driveway. The family home has been designed with great attention to detail, with solid oak parquet flooring, a stunning Paul Lamb fitted kitchen, traditional style radiators, Villeroy and Boch sanitary ware to the bathroom and en-suites, under floor heating to the kitchen, bathroom, and wet room and double glazed UPVC sash windows.

The accommodation comprises: vestibule impressive reception hallway, cloakroom/wc, sitting room, fabulous living/dining room open to the kitchen, Paul Lamb fitted kitchen with integrated appliances and a vaulted open ceiling, and utility room. To the first floor there is a superb galleried landing/ study area, master bedroom with an en-suite wet room and walk in wardrobe, and a guest bedroom with a traditional en-suite bathroom/wc. To the second floor there are two double bedrooms and a shower room/wc.

Externally Woodlands has attractive landscaped gardens, with two terrace seating areas, lawns and a stone wall and hedge to the boundary. There is a large gravel driveway providing off street parking for several cars.

A great opportunity for a modern family home, finished to a high specification throughout and presented with great character and charm. A viewing is essential to appreciate the quality of accommodation and excellent residential location.

The property comprises:

## ENTRANCE VESTIBULE

10'8 x 3'6 (3.25m x 1.07m)

An attractive vestibule with feature arched window above the door. There are double glazed windows to the side, parquet flooring, traditional style radiator, dado rail, alarm panel, ceiling coving and a door leading to the reception hallway.

## RECEPTION HALLWAY

16' x 14'7 (4.88m x 4.44m)

An impressive reception hallway with a traditional balustrade staircase leading to the first floor galleried landing and second floor bedroom accommodation. The reception hallway has wood parquet flooring, a traditional style radiator, deep skirting boards, a sash bay window to the front elevation overlooking the garden, and an additional window to the side.

Doors lead to the cloakroom/wc, sitting room and living room.

## CLOAKROOM/WC

7'3 x 2'9 (2.21m x 0.84m)

A traditional cloakroom with a close coupled wc, wash hand pedestal basin and a radiator. The cloakroom has a sash window to the side, part wood panelled walls and a tiled floor.

## SITTING ROOM

14'11 x 18'8 (4.55m x 5.69m) maximum into bay

A lovely, formal sitting room with a sash bay window to the side elevation overlooking the garden and terrace, with an additional window to the front. The sitting room has a gas living flame fire with a tiled insert and black surround, traditional style radiator, decorative ceiling coving, a picture rail and TV and telephone points.



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## **LIVING/DINING ROOM**

### **LIVING AREA**

18'6 x 15'2 (5.64m x 4.62m) maximum into bay

A fabulous living/dining room which is open to the kitchen, forming the heart of this family home. The cosy living area has a continuation of the wood parquet flooring, and a gas cast iron stove set within an inglenook style fireplace with a tiled hearth. The living area has a sash bay window to the side elevation overlooking the garden and bi-folding doors opening to the paved patio terrace. The room has decorative ceiling coving, ceiling roses and two traditional style radiators.

### **DINING AREA**

11'4 x 16'4 (3.45m x 4.98m)

The dining area has French doors opening to the garden and terrace at the side, and a large arch opening through to the kitchen.

### **KITCHEN**

17'8 x 9'5 (5.38m x 2.87m)

A beautifully appointed Paul Lamb kitchen, with a great feeling of space and light from the superb open vaulted ceiling and two Velux windows. The kitchen is fitted with an extensive range of hand painted wall and base cabinets with granite work tops and incorporating an 'Elan' six ring gas range cooker, integrated fridge, freezer, dishwasher and double Belfast style sink by Villeroy and Boch. Within the kitchen design there are plate racks, glazed cabinets with lighting, a double door pantry cupboard with shelving, pan drawers and pull-out waste bin storage. The kitchen has a tiled floor with under floor heating, two sash windows overlooking the garden and a door opening to the utility room.

### **UTILITY ROOM**

9'6 x 7'8 (2.90m x 2.34m) maximum inclusive of cupboard

The utility room has a bench worktop, plumbing for a washing machine, space for a tumble dryer and

fridge/freezer. There are two windows and a barn style door to the side, a tiled floor, storage cupboard and the central heating boiler with dual zone room thermostats.

### **FIRST FLOOR GALLERIED LANDING**

A fabulous galleried landing with ample space for a study area. There is a continuation of the staircase to the second floor, and excellent natural light provided by the sash windows to both the side and front elevations. The galleried landing has a traditional radiator, decorative ceiling coving and inset spots. There are three large storage cupboards and doors lead from the landing to the master bedroom and guest bedroom.

### **MASTER BEDROOM**

16'5 x 14'1 (5m x 4.29m) maximum into bay

A lovely sized master bedroom with a sash bay window to the side overlooking the gardens and nearby school playing fields. The bedroom has decorative ceiling coving, a traditional radiator and doors lead to the walk-in wardrobe and en-suite wet room.

### **EN-SUITE WET ROOM**

11'2 x 6'8 (3.40m x 3.89m)

A stylish contemporary wet room with 'Villeroy & Boch' drench head shower, wall mounted basin, concealed wc and bidet. The en-suite has Travertine tiling with under floor heating, two windows to the side, inset spots and a chrome ladder radiator.

### **WALK-IN WARDROBE**

11'4 x 5'6 (3.45m x 1.68m)

A walk-in wardrobe, excellent for storage and ready for either free standing cabinets or built-in furniture.

### **BEDROOM TWO**

15'6 x 13'4 (4.72m x 4.06m) maximum into bay

A large guest bedroom with a sash bay window to the side, decorative ceiling coving, a built-in

wardrobe, traditional radiator and door to the en-suite bathroom.

#### **EN-SUITE BATHROOM**

10'3 x 8' (3.12m x 2.49m)

A beautifully appointed traditional bathroom, which could be used as a family bathroom with the potential creation of access from the main landing. The bathroom has a free standing roll top bath, large mains shower, Villeroy & Boch pedestal wash hand basin and close coupled wc. The bathroom has part wood panelled walls, a window to the rear, inset spots, a heated towel rail, radiator and a tiled floor with under floor heating.

#### **SECOND FLOOR LANDING**

The staircase leads to the second floor landing where there is a storage cupboard housing the water tank, ceiling coving and a dado rail.

#### **BEDROOM THREE**

14'1 x 12'2 (4.29m x 3.71m)

A double bedroom with a dormer window to the side elevation overlooking the gardens and nearby playing fields, a traditional radiator, TV and telephone points.

#### **BEDROOM FOUR**

11'4 x 12'6 (3.45m x 3.71m)

A fourth double bedroom with a dormer window to the side elevation overlooking the garden, a traditional radiator and a range of built-in wardrobes to one wall with shelving and hanging.

#### **SHOWER ROOM/WC**

10'8 x 10'1 (3.25m x 3.07m) maximum

A large shower room with curved corner mains shower, Villeroy and Boch wash hand pedestal basin, close coupled wc and a traditional style radiator. The shower room has part wood panelled walls, painted floor boards, Velux windows to the roof and inset spots.

#### **EXTERNALLY**

Woodlands is approached from the rear off Cow Lane, where there is a gravelled driveway providing off street parking for several cars, a bin store and garden shed. The garden is landscaped with two paved patio terraces, lawns to the front and side of the property. The house enjoys excellent privacy by the stone wall and hedge to the boundary.

No upward chain

#### **DIRECTIONS**

From the A69 follow the B6529 Stagshaw Road towards Corbridge village, pass the left turning to Priory Gardens and take the next left onto Cow Lane – Woodlands is the detached house on the corner of Stagshaw Road and Cow Lane, accessed from the rear gravel driveway.

#### **SERVICES**

The property has mains electricity, gas, water and drainage

#### **TENURE**

Freehold

#### **FLOOD RISK**

Please see website [www.environment-agency.uk](http://www.environment-agency.uk)

#### **COUNCIL TAX**

Please see website [www.voa.gov.uk](http://www.voa.gov.uk)

#### **ENERGY PERFORMANCE RATING**

Grade: C





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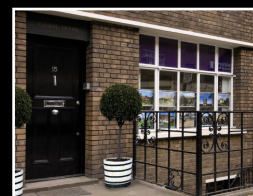
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Price Guide: £625,000

