

Highfield Grange, Newton, Stocksfield Northumberland NE43 7UL

SITUATION AND DESCRIPTION

Highfield Grange is believed to have been originally constructed circa 1985, when it was commissioned for the local headmaster at Mowden Hall School. The property was purchased by the current owners in 1996 and since that time has been extensively refurbished, modernised and extended. The additional wing that has been created to the eastern elevation of the house is very well proportioned.

Highfield Grange enjoys a beautiful location within the attractive Tyne Valley village of Newton. The village is set back from the A69 and is close by to Corbridge, Hexham and with easy links to Newcastle and the Metro Centre.

It enjoys a magnificent setting on the northern banks of the River Tyne, with superb views to the south overlooking countryside and farmland. The house itself has extensive gardens and grounds, believed to approach two acres. The grounds have tall mature trees giving good screening and privacy.

An electrically operated gated entrance connects to a block paved drive and courtyard. There is a circular water feature and fountain and the driveway at the side leads to the integral double garage, with workshop at the rear and separate parking.

The sloping grounds are framed by tall trees and well stocked flower and shrub borders. To the north eastern corner there is a raised up terrace with six person Sundance spa, as well as a summerhouse and greenhouse.

To the south eastern corner of the grounds there is a large lake with its own island and boat.

To the foreground of the house, the stone raised up terrace is complemented by timber deck areas and a patio.

The house has oil fired central heating, double glazing, an alarm system and the majority of rooms face south, enjoying the superb natural light.

The principal and original entrance vestibule leads through to the main hall and connects to a cloakroom/wc, as well as branching to the west to a drawing room with double doors onto the terrace and a lovely fireplace. There is a study which is currently used as a gymnasium and a separate dining room which links to the garden room. The kitchen/breakfast room also connects to the garden room. The kitchen is well equipped with maple wood cabinets, built-in appliances and an extra large cooking range.

The main family entrance to the house is to the east wing of the property and leads through a vestibule to a hall and utility, with maple wood cabinets. To the side of this there is a large family room which has double doors onto the gardens. It connects at the rear to a general store room and shower room/wc and also has access to the garage.

To the first floor the master bedroom suite has been part of a more recent addition and is a large room with sitting area, walk-in dressing room and en-suite bathroom/wc with six piece suite. The bedroom leads on to its upper level terrace

and patio, which is situated above the double garage.

There are four further bedrooms, one of which has an en-suite bathroom. The other three bedrooms have access to the family bathroom/wc.

Highfield Grange is located in the very popular village of Newton, which has recently benefited from the refurbishment of its coaching inn and pub. There are many beautiful walks nearby, golf courses, rugby clubs and good train links into Newcastle.

A magnificent house which sits majestically overlooking the Tyne Valley. Viewing is strongly recommended.

Access is to the front of the property with a beautiful wood panelled door with glazed canopy above leading through to the:

ENTRANCE VESTIBULE

With terracotta floor tiles, maple wood storage cabinet, exposed and pointed stonework and an internal glazed door leading through to the:

RECEPTION HALL

With single panelled radiator, cornice detailing, burglar alarm control panel and an open archway through to the:

UTILITY ROOM

With a range of maple wood base, wall and drawer cabinets, pearlescent granite worktop surfaces, Belfast sink unit, spacing for a washing machine and tumble dryer, spotlighting, Expelair unit, cupboard accommodating the electric circuit breaker control panels with built-in refrigerator beneath and a storage cupboard accommodating the high capacity oil fired central heating boiler for central heating and domestic hot water to the house.

From the reception hall a glazed door leads to the:

FAMILY ROOM (south, front facing)

18'11 x 21'9 (5.76m x 6.62m)

A fabulous large entertainment and music room which has double doors and side windows enjoying a picture view over adjacent grounds and gardens. The room has two large double panelled radiators, wood flooring, wall lighting, bright emulsion decoration, ceiling coving, spotlighting, power points, TV aerial point, an access door to the garage and a fitted maple wood store. At the rear of the family room a door connects to a:

STORE ROOM

10'2 x 7'0 (3.09m x 2.13m)

With wood flooring and door to a:

SHOWER ROOM/WC

Comprising double shower cubicle with Mira shower unit and folding glazed screen access door, Roca pedestal wash hand basin, close coupled wc, heated wall mounted towel rail, spotlighting and laminate wood flooring.

Returning to the reception hall, a second glazed door leads to the:

KITCHEN/BREAKFASTING ROOM (front, south facing)

31'6 x 11'3 (9.6m x 3.44m)

A lovely large room with a superb range of Birds Eye maple wood fronted base, wall and drawer cabinets with black granite worktop surfaces and granite splash backs. The kitchen incorporates a stainless steel sink unit, a Britannia cooking range with two extra wide ovens, six gas hobs, a central griddle and extractor hood above, an AEG microwave oven, a built-in refrigerator and spacing for a dishwasher. Further features include wood flooring and spotlighting to the ceiling.

The kitchen opens through to its breakfasting area, which is a bay at the southern elevation of the room overlooking the gardens and grounds. It has wood flooring, two double panelled radiators and glazed double doors leading onto the timber deck and terrace. An open archway also connects through from this area to the:

DINING ROOM (south facing)

21'10 x 11'8 (6.67m x 3.56m)

With maple wood flooring, double panelled radiator, glazed double doors leading onto the terrace, spotlighting, elaborate cornice detailing, recess to the chimney breast and a glazed door returning to the reception hall.

From the dining room a glazed door also connects to the:

ORIGINAL ENTRANCE HALL

This original hall has glazed wooden panelled double doors leading into the vestibule, with attractive mosaic tiled terracotta flooring, an entry telephone system linking to the main gates and a glazed door through to the principal hall.

PRINCIPAL HALL

A light and bright room with single panelled radiator, maple wood flooring, elaborate cornice detailing and understairs store cupboard.

To the rear of the hall access is gained to a:

CLOAKROOM/WC

Comprising close coupled wc, oval shaped wash hand basin with chrome upstand, heated chrome towel rail.

The hall branches off to the east wing of the house and connects via glazed doors to the dining room and kitchen, To the west wing the hall leads on to a:

STUDY/SNUG (south facing)

12'11 x 12'7 (3.95m x 3.83m)

With wood flooring, two double panelled radiators, south facing windows, dimmer switch lighting and infra red alarm sensor. This room is currently utilised as a gymnasium.

The last door leading from the west wing of the hall is a glazed door connecting to the:

DRAWING ROOM (south & west facing)

25'5 x 15'8 (7.74m x 4.79m)

This is a fabulous entertaining room which has three large double glazed windows overlooking the southern elevation and a set of glazed double doors onto a timber deck and terrace at the west. The room has three double panelled

radiators, maple wood flooring, contrasting emulsion decoration, cornice detailing, dimmer switch lighting, TV aerial point, infra red alarm sensor and a marble Adam style fireplace with wrought iron insert and open grate with coal burning effect gas fire.

Returning to the principal hall, a staircase leads up to the first floor landing with a three quarter aerial bay.

FIRST FLOOR LANDING

With elaborate cornicing, double panelled radiator, access into the roof space via pull-down ladder, burglar alarm control panel, central heating thermostat controls and six doors leading off to principal first floor accommodation.

The east wing of the landing connects to the:

MASTER BEDROOM SUITE

Part of an addition to the house in recent years, with its own passageway and hall, single panelled radiator, wall lighting, spotlighting and entry telephone linking to the main gates.

BEDROOM (south & east facing)

22'0 x 19'6 (6.71m x 5.94m)

Enjoying fabulous views from the large windows overlooking the gardens and grounds, maple wood flooring, attractive cornicing, spotlighting, central ceiling fan, TV aerial point and a door leading to a shelved storage cupboard.

WALK-IN DRESSING ROOM

With excellent hanging rail and general storage space, as well as access into the roof void.

EN-SUITE BATHROOM/WC

Luxuriously appointed with a six piece suite comprising free standing roll top bath with side mounted taps, his and hers pedestal wash hand basins, bidet unit, close coupled wc, separate double steam shower with wet panelled walls and alternating power jet sprays, heated towel rail, wood flooring, ceramic tiling to the walls, contrasting emulsion decoration, spotlighting and easterly aspect from the window.

A glazed panelled door leads from the bedroom to an outside timber deck and terrace which provides a pleasant and private sitting area.

Returning to the western wing of the landing access is gained to:

BEDROOM TWO (front, south facing)

13'0 x 16'0 (3.97m x 4.88m)

Enjoying a lovely aspect and views, extensive arrangement of Hammonds fitted maple fronted wardrobe furniture, spotlighting, maple wood flooring, single panelled radiator and cornice detailing.

EN-SUITE BATHROOM/WC

With white four piece Heritage suite comprising panelled bath, pedestal wash hand basin with medicine cabinet above, close coupled wc, corner shower cubicle with alternating spray shower head and glazed screen access door and high level Velux window.

BEDROOM THREE (front facing)

9'6 x 9'4 (2.91m x 2.86m)

With maple wood flooring, double panelled radiator, fitted Hammonds wardrobe furniture to one wall and lovely views.

**BEDROOM FOUR** (front facing)

11'4 x 9'7 (3.47m x 2.93m) measurements include fitted furniture

Enjoying a lovely aspect and view to the south, Hammonds fitted wardrobes and wood flooring.

BEDROOM FIVE (rear facing)

14'7 x 9'1 (4.4m x 2.77m)

A pleasant double bedroom at the rear of the house with double panelled radiator, wood flooring, cornicing and spotlighting.

FAMILY BATHROOM

With white five piece Heritage suite comprising pedestal wash hand basin, corner Jacuzzi bath, bidet unit, close coupled wc, separate double steam shower cubicle with side jets and fitted seats, heated towel rail, Velux window to the roof pitch and built-in airing cupboard housing the hot water tank.

EXTERNALLY

The gardens and grounds surrounding Highfield Grange extend to approximately two acres. To the entrance of the property there is an impressive stone boundary wall with electrically operated double gates leading into the block paved drive and circular courtyard. To the centre of the drive there is a water feature and pond with cascading water and ornamental fountain. The gardens and grounds adjacent to Highfield Grange are set out principally to the southern elevation of the house, with rolling lawned parkland and tall mature evergreen trees, giving good screening and privacy. There are a number of lights fitted around the house, especially to the foreground of the property, where there is a stone raised up terrace and steps connecting to the principal entrance, as well as to the side entrance. The raised up terrace has timber decking and beautiful lantern lights. The block paved drive leads around the side of the property and connects to the integral double garage. The lawned gardens are beautifully framed by very well stocked flower and shrub borders, with evergreen bushes and tall mature trees giving great screening.

To the south eastern boundary of the house there is a secured pond with gated entrance. The pond has its own island and small boat, as well as very well stocked shrub borders.



To the north eastern corner of the garden the lawned areas rise up to first floor level and provide further sitting areas and terraces, adjacent to the master bedroom suite. One part of the sitting area accommodates a six person Sundance spa with built-in lighting. There is also a timber framed shed, summerhouse, greenhouse and childrens play area with decked area. To the western boundary of the property within the mature trees is a septic tank for the house which has a biodegradable soak away leading to a nearby stream with its own licence for discharge. The grounds are a very important feature of Highfield Grange.

INTEGRAL GARAGE

20'6 x 24'7 (6.26m x 7.5m)

With two electrically operated up and over single doors to the front elevation, whilst the rear of the garage is sufficiently large enough to accommodate a general utility and workshop area with shelving, stainless steel sink and a separate electric up and over single door to the side, providing ideal storage space for plant and garden cutting machinery. The garage has fluorescent tube lighting, excellent wall store cupboards, infra red alarm sensor, electric circuit breaker control panel, power and cold water.

AGENTS NOTE

The property falls just outside a conservation area and consequently there are some restrictions to planning development rights. Any alterations to the property require permission from Allendale Estates. Permission has been granted historically for previous alterations.

SERVICES

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

TENURE

Freehold

FLOOD RISK

Please see website www.environment-agency.co.uk

COUNCIL TAX:

Please see website www.voa.gov.uk

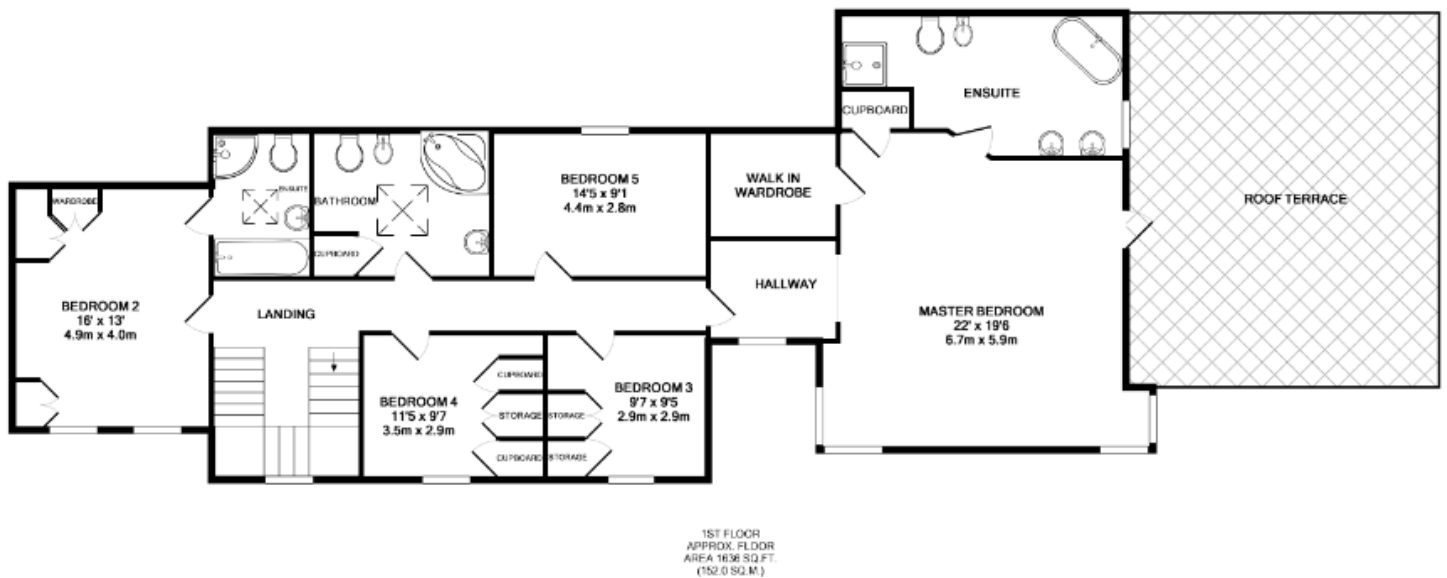
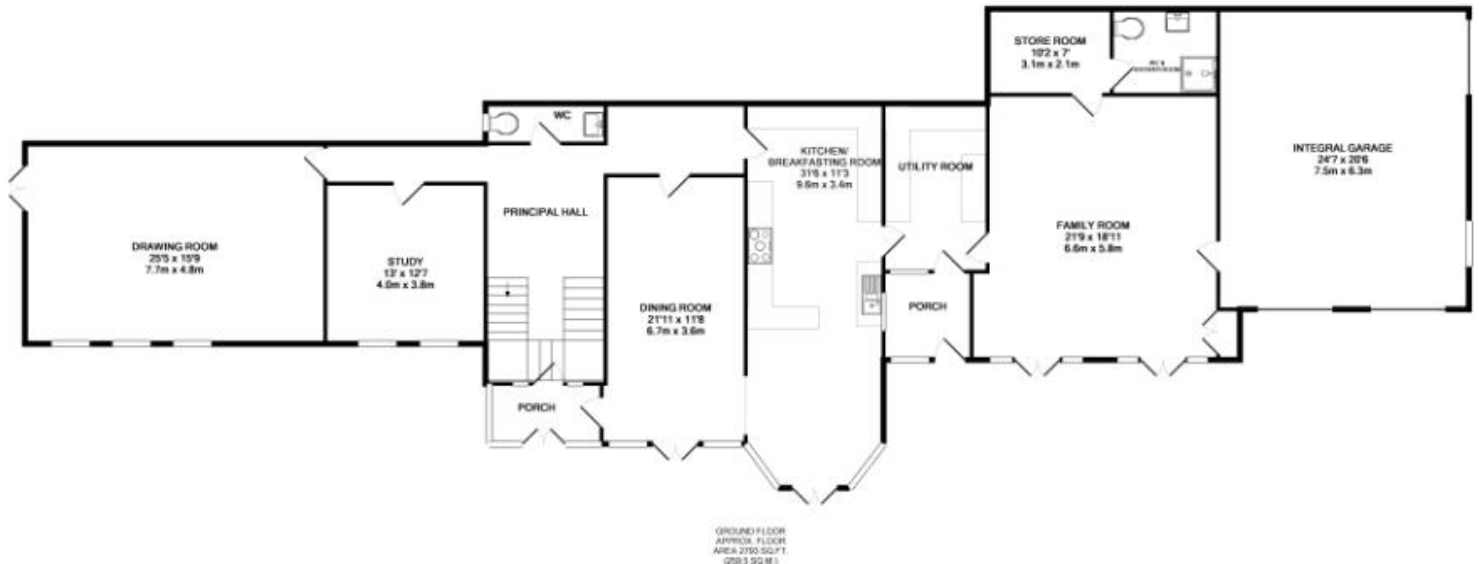
ENERGY PERFORMANCE RATING:

Grade: D



SANDERSON YOUNG

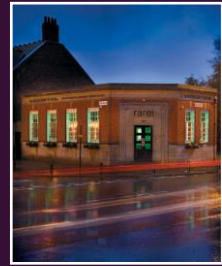
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From Sanderson Young



Highfield Grange
Newton, Stocksfield



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Price on Application

