



# THE GLADES

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*WEST GLADE*

MARCHBURN LANE | RIDING MILL  
NORTHUMBERLAND



WEST GLADE IS A STRIKING, NEWLY CONSTRUCTED HOME WITH TASTEFUL HIGH QUALITY FIXTURES AND FITTINGS. NATURAL NORTHUMBERLAND STONE IS BEAUTIFULLY BLENDED WITH TIMBER CLADDING, RENDER, AND RECLAIMED WELSH SLATE. THE LARGE GLASS PANELS PROVIDE STUNNING VIEWS AND FLOOD THE PROPERTY WITH AN ABUNDANCE OF NATURAL LIGHT. THE PROPERTY STANDS ELEVATED IN ATTRACTIVE GARDENS AND GROUNDS OF AROUND AN ACRE, WITH SOUTH FACING VIEWS. THE POSITION IS OUTSTANDING, BEING NESTLED IN A CENTRAL YET PEACEFUL LOCATION WITHIN THE DESIRABLE VILLAGE OF RIDING MILL.

West Glade has been carefully designed with modern day living and entertaining in mind. The specification throughout is extremely impressive, with oak internal doors, bespoke staircase, stunning kitchen and opulent bathrooms. There is underfloor heating throughout the ground floor and in the family and master en-suite bathrooms.



THE FRONT DOOR LEADS INTO A WELCOMING RECEPTION HALL WHICH PROVIDES ACCESS TO THE OPEN PLAN FAMILY AREA, SEPARATE RECEPTION ROOM, AND THE REAR SECTION OF THE HOUSE, INCORPORATING THE UTILITY, BOOT ROOM AND GUEST CLOAKROOM.

The main living area is of an open plan design and contains a fabulous Lignum bespoke kitchen with range of hand painted and oak units under Silestone lagoon and solid oak surfaces. The high quality integral appliances include Miele Pyro oven and microwave oven, induction hob with extractor fan, American fridge-freezer, and dishwasher. This fantastic space opens into a dining room and spacious family room, both overlooking the gardens and beyond. The separate sitting room has a cosy feel and is also situated to the front of the house with fireplace suitable for a multifuel stove.

The bedroom accommodation is configured to suit all lifestyles. A self-contained guest suite has its own staircase and is a lovely double bedroom with dressing area and en-suite bathroom. The main stairs and landing lead to a sumptuous master suite on the second floor with dressing room and lavish en-suite shower room and a contemporary bathroom, complemented by high end tiles.

On the first floor is a further bedroom with en-suite shower room, two further double bedrooms and a bespoke family bathroom.



 | 5  | 4  
 | 3  | 1 Acre





RIDING MILL IS A POPULAR COMMUTER VILLAGE IN THE TYNE VALLEY. THE VILLAGE OFFERS A GOOD RANGE OF LOCAL AMENITIES INCLUDING A PUBLIC HOUSE, TWO ACTIVE VILLAGE HALLS, CHURCHES FOR VARIOUS DENOMINATIONS, AN EXTENSIVE SELECTION OF CLUBS AND SOCIETIES, A TENNIS CLUB AND A TWICE-WEEKLY VILLAGE CAFÉ.

The nearby historic village of Corbridge offers day-to-day amenities with a wide variety of shops, restaurants, inns, doctors' and dentist surgeries, community services and a garage, while nearby Matfen Hall, Close House and Slaley Hall offer excellent leisure facilities. The attractive, bustling market town of Hexham offers a full range of amenities with larger supermarkets, a good range of shops including independent delicatessen, butcher, baker, greengrocer and bimonthly farmers' market, professional services, leisure/sports centre, cinema, theatre and a hospital. Newcastle city centre is also within easy reach and provides comprehensive cultural, educational, recreational and shopping facilities.



For schooling there is a First School in the village, an excellent Middle School in Corbridge and senior schooling is offered in Hexham. There are also excellent private schools in the vicinity with Mowden Hall Preparatory School just outside Corbridge that provides education from nursery up to 13 years together with a selection of day schools in Newcastle.

For the commuter the A69 provides excellent access to Newcastle to the east and Carlisle to the west and onward access to the A1 and M6. The rail station in Riding Mill provides regular cross country services to Newcastle and Carlisle, where connecting main line services are available to major UK cities north and south. Newcastle International Airport is also within easy reach.



## ACCOMMODATION IN BRIEF

Reception Hall | Kitchen | Family Room  
Dining Room | Sitting Room | Boot Room | Utility  
Room | Cloakroom/WC

Master Bedroom with En-Suite and Dressing Room  
Second Bedroom with En-Suite | Two further  
Bedrooms | Family Bathroom | Separate Guest  
Bedroom with En-suite

Double Garage | Garden, Grounds and Woodland  
extending to circa 1 Acre



## APPROXIMATE MILEAGES

Corbridge 3.3 miles

Hexham 5.7 miles

Newcastle International Airport 15.0 miles

Newcastle City Centre 16.7 miles



EXTERNALLY: THE DRIVEWAY IS ACCESSED THROUGH STONE PILLARS FROM MARCHBURN LANE LEADING TO THE GLADES. THE PROPERTY HAS A PILLARED ENTRANCE ONTO A GENEROUS DRIVEWAY WHICH LEADS TO A LARGE DETACHED DOUBLE GARAGE.

There are landscaped gardens which are predominantly south facing, with stone flagged sun terrace enjoying the breath-taking views over the burn below and beyond.

In addition to the formal garden is mature woodland which provides the property with a high degree of privacy and shelter.

There is a seasonal blanket of beautiful bluebells as well as a variety of trees. The boundary of the garden runs up to Sandy Bank.



#### SERVICES

Mains electricity, gas, water and drainage.

#### POSTCODE

NE44 6DN

#### COUNCIL TAX

To be assessed

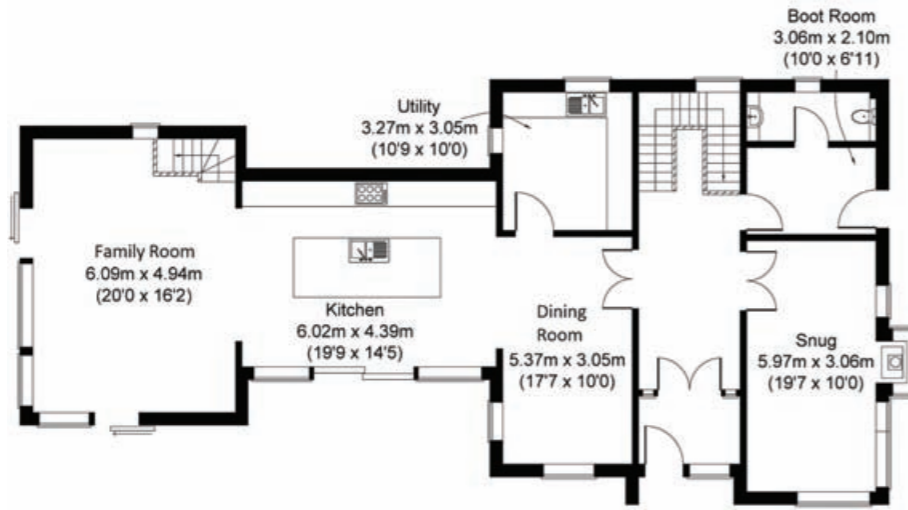
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To be assessed

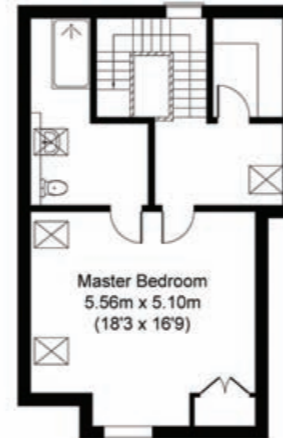
#### TENURE

Freehold

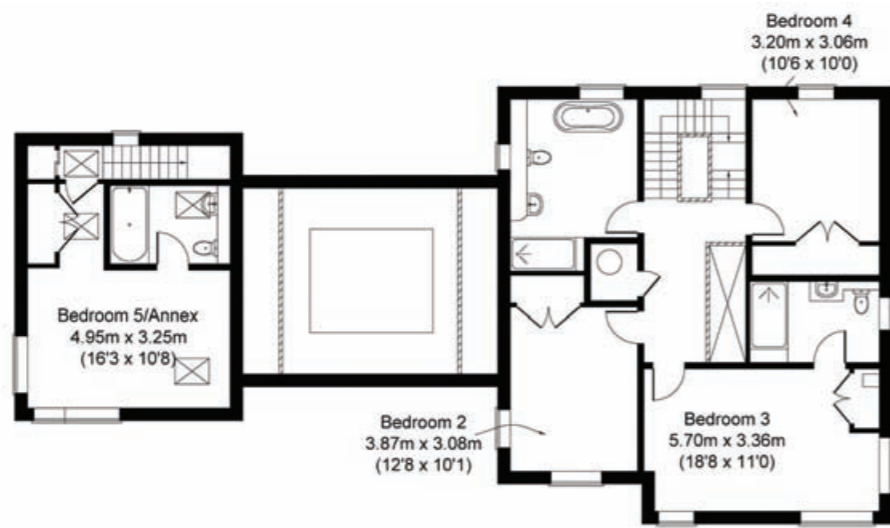




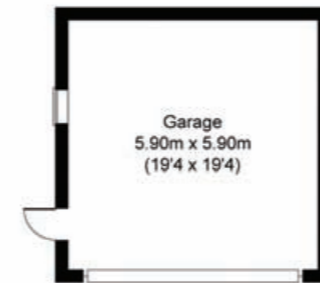
**Ground Floor**



**Second/Lower Roof Plan**



**First Floor**



**Garage**



### DIRECTIONS

From Corbridge take the B6321 out of the village going over the River Tyne, at the roundabout take the first exit onto Station Road (B6529). Follow this road onto Tinkler's Bank (A695) and continue for about 2.2 miles into Riding Mill. Turn right onto Whiteside and next right onto Church Lane, after 0.2 miles turn right onto Millfield Road and next left onto Marchburn Lane; the entrance to The Glades will be a short distance along on the right hand side.

THE GLADES  
MARCHBURN LANE  
RIDING MILL  
NORTHUMBERLAND





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A DEVELOPMENT BY:



ALL ENQUIRES:



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