



Bridge House, 13 Cadehill Road Stocksfield, Northumberland NE43 7PB

SITUATION AND DESCRIPTION

Bridge House, located just off Cadehill Road in the fabulous village of Stocksfield, represents a magnificent detached family home. The property was built in 1986 and was purchased by the current owners approximately 15 years ago.

The house has been built in a beautiful private setting, with the house having a number of tall trees which frame the property very well.

Bridge House is a very attractive property, built in reclaimed stone with cream painted windows, all of which are double glazed. The property has an impressive entrance, with double doors leading to a vestibule and through to the principal reception hall. The hall is large and welcoming and leads on to a cloakroom/wc with shower and sauna. The large drawing room has a beautiful fireplace and lovely window views of the garden. It connects to the conservatory / garden room. The dining room is to the south and western elevation of the house.

The family kitchen & breakfasting room is to the west of the property and is comprehensively fitted with wood cabinets, black granite worktops and an Aga. It leads to a large utility room, as well as connecting to the extension of the house. This extension has its own hall and study, as well as a good sized family sitting room. The extension also has its own staircase connecting to the first floor landing.



From the reception hall the main staircase leads up to a large open plan landing and the master bedroom suite. The main bedroom has its own dressing room with a range of fitted wardrobes and cupboards and a luxurious en-suite bathroom. The guest double bedroom has a walk-in wardrobe and its own en-suite bathroom. There are four further double bedrooms to the first floor; two of which share a Jack & Jill bathroom. There is also a family bathroom.

The property has gas radiator central heating, double glazing, attractive lighting and good quality interior design and decoration.

Bridge House is well located within Stocksfield which is well known for its high quality homes. It has easy access to the railway station which links to Hexham to the west and Newcastle to the east, as well as the road networks linking to nearby Corbridge.

A beautiful home in a lovely area for which viewing is strongly recommended.

The property comprises:

The principal entrance is from the southern elevation of the property, where panelled double doors lead into the vestibule.

VESTIBULE

With glazed internal doors through to the principal reception hall.

RECEPTION HALL

26'6 x 20'9 (8.08m x 6.34m)

With light wood reclaimed floor, three central heating radiators, brass picture lighting, ceiling coving and central ceiling rose.



CLOAKROOM/WC

With close coupled wc, pedestal wash hand basin, cloak pegs, single panelled radiator and separate shower cubicle with glazed screen door and tiled surrounds. The cloakroom also leads to a sauna.

DRAWING ROOM (south east & west facing)

24'9 x 20'1 (7.54m x 6.13m)

With lovely window views to three sides overlooking the gardens, mahogany fireplace with marble inset and hearth to the open fire, dado rail detailing, wall lighting, cornicing, three single panelled radiators and glazed double doors connecting to the conservatory/garden room.

CONSERVATORY / GARDEN ROOM

(east & south facing)

18'5 x 14'7 (5.61m x 4.44m)

A fabulous conservatory built in hardwood with lovely views over the gardens. The conservatory has a glazed ceiling, terracotta floor tiles, attractive pointed stonework, dimmer switch lighting and two double panelled radiators and water supply.



DINING ROOM (south & west facing)

15'8 x 13'10 (4.79m x 4.21m)

With stripped wood flooring, wallpaper decoration, attractive views, two single panelled radiators and dimmer switch lighting.

KITCHEN & BREAKFASTING ROOM (north & west facing)

15'9 increasing to 24'1 x 20'8 (4.8m increasing to 7.35m x 6.3m)

With three windows overlooking the surrounding gardens and a stable door leading on to the side entrance porch. The kitchen is extensively equipped with a range of wood base, wall and drawer cabinets, built-in refrigeration and freezer appliances, with black granite worktop surfaces incorporating twin stainless steel sinks and a NEFF four ring ceramic hob with single oven beneath. The focal point of the kitchen is the Aga with two ovens and two hot plates. The central island unit has a breakfasting bar. Further features include spotlighting to the ceiling, attractive tiled flooring, double panelled radiator and cloaks cupboard.

**UTILITY & LAUNDRY ROOM**

10'9 x 12'10 (3.28m x 3.91m)

With cream fronted base and wall cabinets, stainless steel single drainer sink unit, terracotta floor tiles, single panelled radiator, Worcester wall mounted gas fired central heating boiler and built-in shelved store cupboard.

From the kitchen a door connects to a lobby and passageway connecting to the rear of the house and extension to the property, which has its own independent access. From the lobby a door leads off to a stairwell, with single panelled radiator, understairs store cupboard and access to the study and sitting room.

STUDY & OFFICE (rear facing)

13'6 x 10'2 (4.11m x 3.09m)

With professionally fitted office furniture with down lighters and lit glass cupboard, cornice detailing and panelled and glazed door leading to the gardens.

FAMILY SITTING ROOM (rear facing)

20'6 x 13'10 (6.24m x 4.21m)

A very pleasant and good sized room with glazed double doors on to the rear gardens and terrace, oak fireplace surround in an Adam style with slate hearth to the solid fuel fire, wall lighting, two ceiling roses, cornice detailing and three double panelled radiators.

Returning to the original reception hall, the light wood staircase leads up to the first floor landing.

FIRST FLOOR LANDING

A large open landing with double panelled radiator, spotlighting, skylights and access into a shelved airing cupboard.

MASTER BEDROOM**DRESSING ROOM**

12'5 x 11'6 (3.78m x 3.51m)

With window to the front, comprehensively equipped with a range of wardrobes and storage cupboards, single panelled radiator, spotlighting and door to principal bedroom

BEDROOM (front & rear facing)

20'0 x 17'6 (6.1m x 5.34m) (measurements into rear dormer but excluding front dormers)

With two dormer windows to the front overlooking the gardens and one to the rear. The room has fitted drawer units and dressing table, three central heating radiators, useful access into the eaves for storage.

EN-SUITE BATHROOM

Luxuriously appointed with an oval shaped Jacuzzi bath, concealed wc, vanity wash basin with cupboards beneath and illuminated mirror above, high quality wet room and power shower area with glass dividing screen, Expelair unit, beautiful tiling to the walls and floor, two heated chrome ladder towel rails, shaver point and access into the roof void via a pull-down ladder.

**BEDROOM TWO** (south west facing)

13'10 x 15'8 (4.2m x 4.79m)

The bedroom has its own passageway with walk-in wardrobes and storage shelves, lovely window views overlooking the gardens, drawer units and dressing table with shelving above, double and single panelled radiators, spotlights and wall lighting.

EN-SUITE BATHROOM

Recently refurbished with a Roca four piece suite comprising panelled bath, power shower, corner shower cubicle with folding screen doors, vanity wash basin with cupboards beneath incorporating a shaving socket and illuminated mirror above, concealed wc, beautiful full tiling to the walls and floor, spotlighting to the ceiling, heated chrome ladder towel rail, Expelair unit and attractive westerly facing views.

BEDROOM THREE (side & west facing)

12'1 x 11'6 (3.69m x 3.51m)

Enjoying window views to the side and rear of the house and double panelled radiator.

BEDROOM FOUR (front facing)

10'5 x 14'9 (3.18m x 4.49m)

A very pleasant bedroom which has two sets of fitted double wardrobes, drawer units, dressing table, dimmer switch lighting and single panelled radiator.

FAMILY BATHROOM (rear facing)

With white three piece suite comprising panelled bath with power shower above, close coupled wc, pedestal wash hand basin, half wall height tiling, wall lighting, Expelair unit and single panelled radiator.



Returning to the rear of the principal landing an open archway leads through an inner landing with a window and double panelled radiator which connects to the second landing and the staircase leading to the rear of the house. The landing has a shelved airing cupboard and access to bedrooms five and six.

BEDROOM FIVE (rear facing)

20'6 x 13'10 (6.25m x 4.21m) (maximum measurements including en-suite)

An L shaped room with windows to three sides providing lovely views over the gardens, good quality fitted furniture, spotlighting to the ceiling, double and single panelled radiators and door to the bathroom.

JACK & JILL BATHROOM

Comprising mahogany panelled bath with power shower above, pedestal wash hand basin, close coupled wc, single panelled radiator, spotlighting and shaver strip light.

BEDROOM SIX (rear facing)

13'6 x 10'2 (4.1m x 3.1m)

With pleasant views of rear garden, double panelled radiator and door to bathroom.

Most rooms throughout the house have TV and Telephone points.

EXTERNALLY

The gardens and grounds surrounding Bridge House are highly impressive and extend to circa 3.5 acres.

The property has a beautiful entrance with a private driveway leading passed a neighbouring house and connecting into the courtyard of Bridge House. The gardens are set in to the dene, which runs parallel to Cadehill Road and include mature trees which frame the gardens of the house. The property has a number of open lawned areas which are surrounded by tall trees and large conifer hedges. There are a number of stunning rhododendrons and in season the property looks particularly attractive.

The house has two separate stone buildings.

GARAGE & STABLE

30'2 x 21'5 (11.17m x 6.52m)

Located under a pitched pantiled roof with two sets of double

doors and two internal loose boxes, with power, lighting and cold water supply.

DOUBLE GARAGE

18'4 x 18'4 (5.59m x 5.58m)

Also located under a pitched pantiled roof, with two sets of double doors, power, lighting and cold water supply.

To the side of the garage there is a covered log store / car port and workshop / garden store with window, power and lighting, as well as an outside toilet. Timber steps to the side of the garage give access to a panelled and glazed door that connects to the first floor studio and working office.

The formal gardens are beautifully presented around the four elevations of the house and include walkways, well stocked flower and shrub borders and delightful roses that climb around the exterior of the property.

To the eastern elevation of the property the open lawned gardens have attractive azalea and rhododendrons and a sunken terrace adjacent to the summerhouse. A small stream runs through the property.

The dene surroundings and banksides are very well stocked with tall trees, giving screening and privacy.

The property has attractive exterior lighting, with lantern lighting, halogen lighting and uplights which frame the tarmac drive and courtyard.

AGENTS NOTE

The neighbour at The Dean has access rights up part of the drive for lawn mower access to his garden.

SERVICES

The property has mains gas, electric and water services.

DIRECTIONS:

Take the A69 to Hexham then turn onto the B6309 sign posted Stocksfield. Turn left onto the A695 and then right onto Cadehill Road.

TENURE

Freehold.

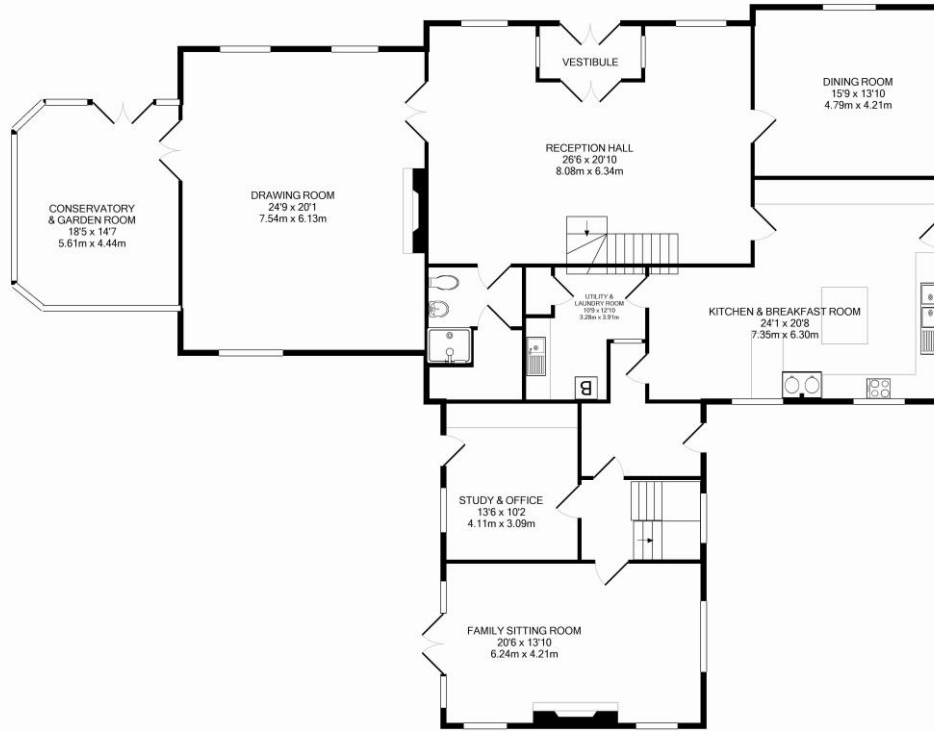
COUNCIL TAX:

Please see website www.voa.gov.uk

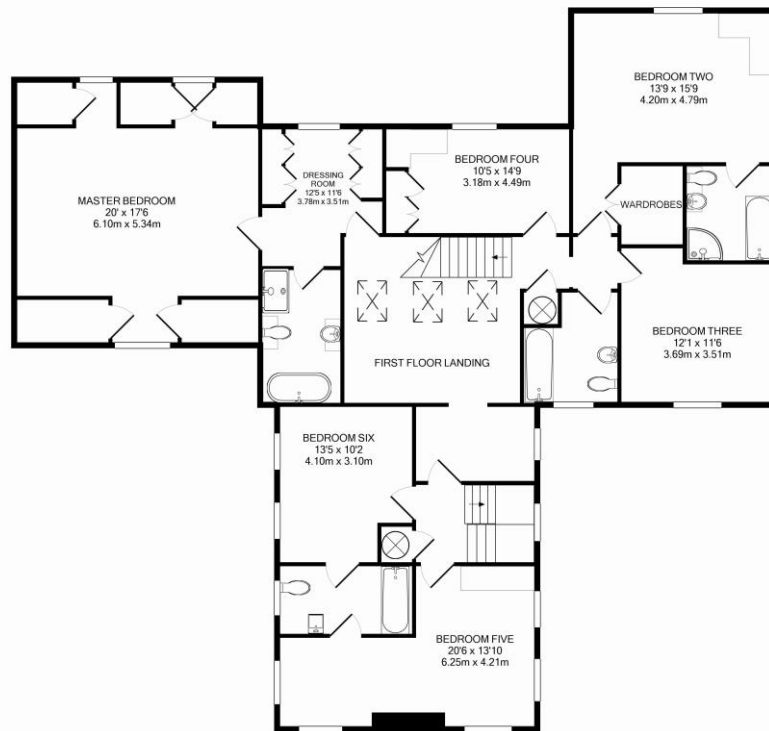
ENERGY PERFORMANCE RATING:

Grade: C





GROUND FLOOR

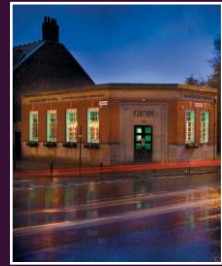


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Bridge House
Stocksfield



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Price on Application

