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From Sanderson Young



**The Shooting Box**  
Shooting Box Lane, Edmundbyers



## The Shooting Box, Shooting Box Lane, Edmundbyers, Co Durham DH8 9NL

Guide Price: £945,000

The Shooting Box is a former 18th Century Shooting Lodge, with parts dating back to the 16th Century, located in a beautiful elevated position, tucked well away from the road, in the picturesque village of Edmundbyers. The magnificent and substantially extended stone built country house enjoys stunning open aspect rural views, with beautiful formal gardens, mature orchards and a one acre paddock, as well as a separate two bedroom detached Coach House, ideal for extended family, holiday or residential letting. The period house has retained beautiful traditional features including shutters to the windows, original internal doors, decorative ceiling coving and has been sympathetically refurbished with a high quality internal finish throughout. The two bedroom Coach House provides excellent additional accommodation, with great potential to provide a regular income stream.

The Shooting Box: Reception hallway | Cloakroom/wc | Drawing room | Formal dining room | Sitting room/study | Impressive garden room with stunning views | Fabulous 22ft kitchen/breakfast room with Aga, granite worktops and opening to an attractive stone terrace | Pantry | Utility room | First Floor Master bedroom suite with dressing room and en-suite bathroom/wc | Guest bedroom with en-suite shower/wc | Two further double bedrooms | Family bathroom/wc | The Coach House: Open plan sitting/dining room | Kitchen/breakfast room | First floor | Two double bedrooms with bespoke fitted wardrobes | Shower room/wc

The Shooting Box and Coach House sits in a site extending to approximately 2.15 acres, comprising 1.15 acres of impressive formal gardens, orchards and a generous gated gravel driveway and detached double garage (6.31m x 6.00m). A gate opens from the garden to the one acre paddock with field shelter. Edmundbyers is a traditional village on the Northumberland / County Durham border, just a few miles from the attractive market towns of Corbridge and Hexham. The village offers a variety of local amenities including a village shop, a public house that serves excellent food, and an active Church and Village Hall, all set in stunning surroundings. There is a First School in Whittunstall and Senior schooling in Hexham, with Mowden Hall Preparatory School, just outside Corbridge, providing private education from nursery up to 13 years.

Blanchland 4.6 miles | Stanhope 7.4 miles | Corbridge 12.9 miles | Hexham 13.7 miles | Newcastle city centre 19.2 miles | Newcastle Airport 22.9 miles  
Services: Mains electric, water and drainage | Tenure: Freehold | Council Tax: Band H | EPC: The Shooting Box - E, The Coach House - C

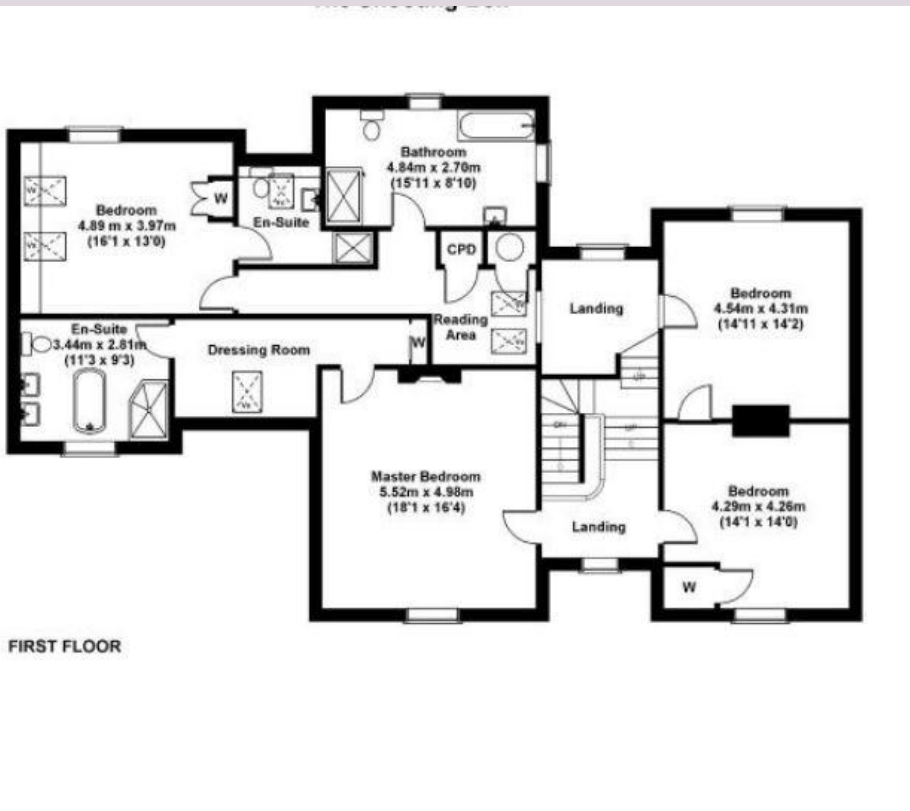
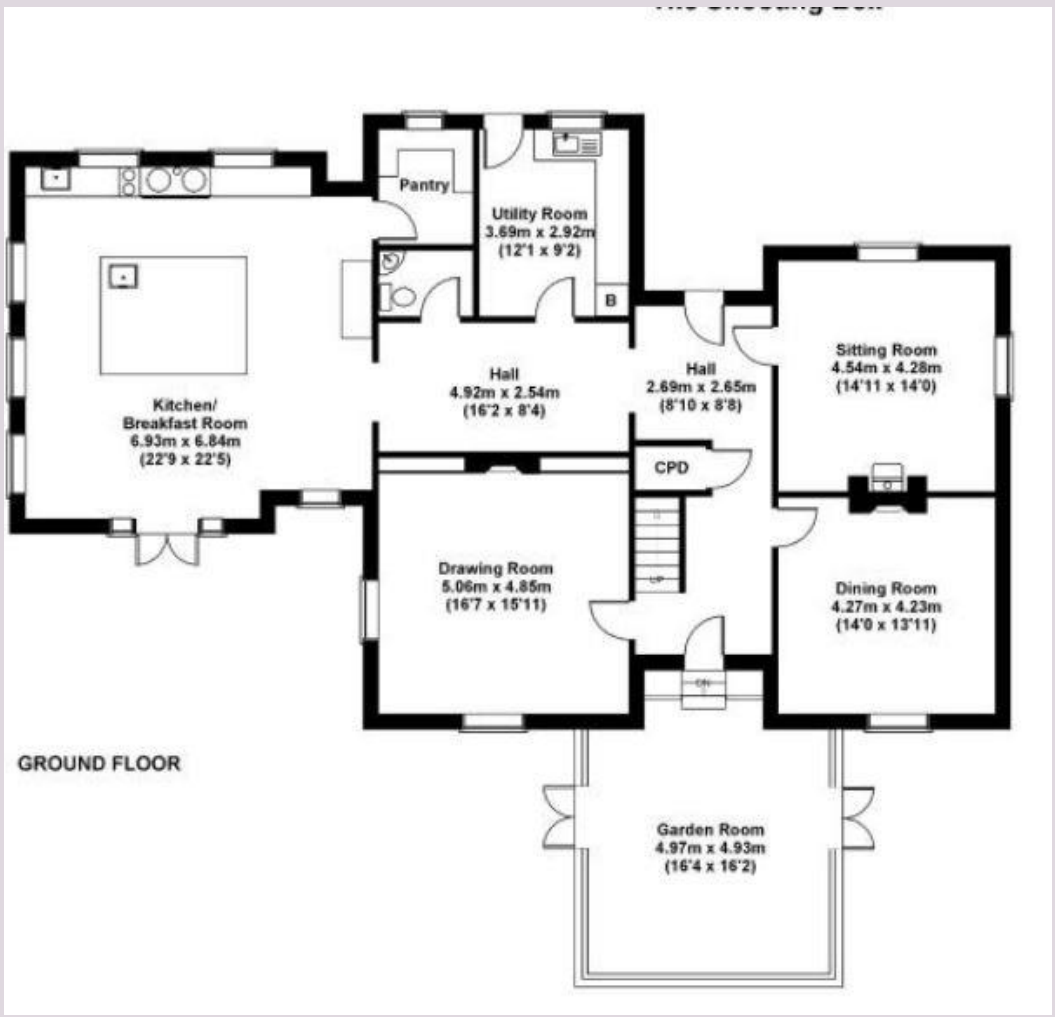
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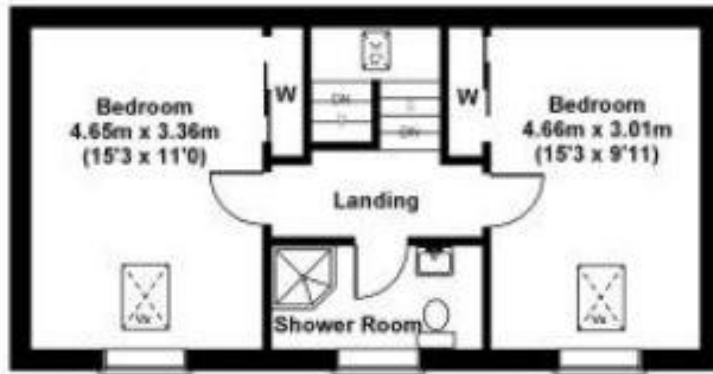








## The Coach House







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