



**Orchard Vale**

Corbridge

**rare!** From Sanderson Young





## Orchard Vale, Corbridge, Northumberland NE45 5HF

Guide Price £2,750,000

Orchard Vale is a magnificent, three storey, detached house with a linked cottage and outbuildings, and enjoys magnificent gardens and grounds, close to the centre of this highly sought after country village. The house, which was purchased by the current owner in 2008, has been extensively renovated and refurbished to provide a beautiful family home in such a privileged location in Corbridge. The property enjoys up to 1 acres of impressive gardens and grounds, which include a small paddock, a former tennis court and lovely manicured lawned gardens. The grounds extend principally to the south of the main property and lead down to the adjacent river. Orchard Vale has tremendous style, character and magnificent architectural appeal from its three storey stone construction, under a slate roof, and the adjoining two storey cottage. The magnificent windows, and the fabulous stone window sills and lintels, are a delightful feature of the house, and the internal presentation is complemented by the modern improvements that have been added. The principal entrance to the house is very discreet, leading from a pedestrian gate to a courtyard, which connects to the main entrance.

Reception hall with beautiful stone flooring | Beautifully equipped kitchen/breakfasting room with a range of Newcastle Furniture Company handmade cabinets, integrated appliances and leading to a modern garden room | Dining room | Formal sitting room with fabulous fireplace | Rear hall leading to a utility room, as well as to a snug with its own independent access | Principal staircase leading to three quarter landing where there are two double bedrooms and a family bathroom/wc | First floor sitting room, which could be utilised as another bedroom | Master bedroom suite with hidden door leading to an en suite dressing room and bathroom | Second floor: Fifth bedroom with en suite shower room and built in wardrobes | Sixth bedroom or games room.

Connecting to the western gable of the house is a two storey attached cottage of a similar age, and this was also refurbished by the owners. At ground floor level it provides an entrance hall and an open plan kitchen/dining room, also fitted by Newcastle Furniture Company. The dining area is a lovely room which leads through to the front hall and has a door onto the gardens, as well as a ground floor bedroom, which has been well adapted for a visiting relative with an en suite shower room and walk in wardrobe. The main stairs of the cottage lead to the first floor, where there is a second double bedroom, a bathroom/wc, and a beautiful open plan lounge with feature beam ceiling and lovely window views.

Adjacent to the cottage is a range of outbuildings including three garages, as well as parking for many vehicles.

Orchard Vale is a magnificent home, which has tremendous character and charm and is extremely well placed being only a short walk to the centre of this beautiful village, and close by to excellent road and rail connections into Newcastle, Tyneside and Cumbria.

rare!  
From Sanderson Young









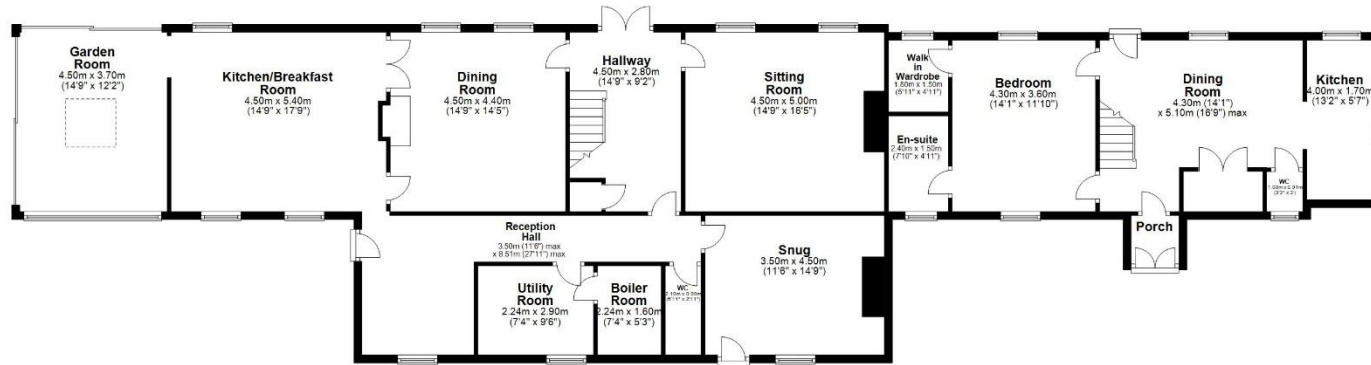






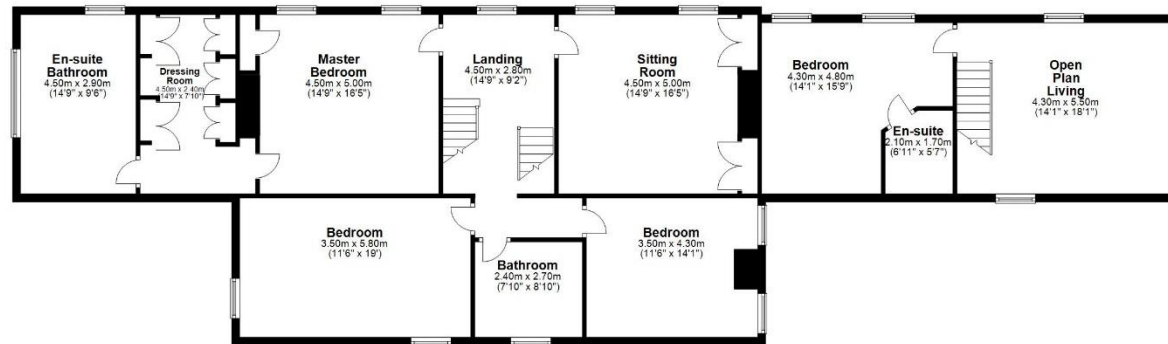
**Ground Floor**

Approx. 198.4 sq. metres (2135.1 sq. feet)



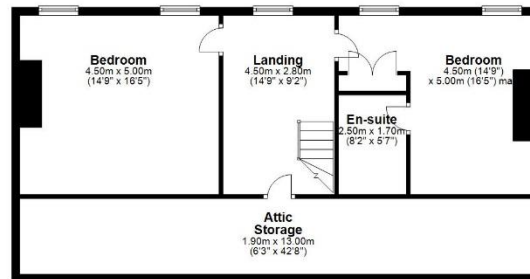
**First Floor**

Approx. 175.2 sq. metres (1885.5 sq. feet)



**Second Floor**

Approx. 84.3 sq. metres (909.3 sq. feet)



Total area: approx. 458.0 sq. metres (4929.9 sq. feet)  
**Orchard Vale, Corbridge**



All confidential enquiries to:

Sanderson Young Rare! Office, 95 High Street, Gosforth, Newcastle upon Tyne, NE3 4AA

E: [duncan.young@sandersonyoung.co.uk](mailto:duncan.young@sandersonyoung.co.uk) | E: [ashleigh.sundin@sandersonyoung.co.uk](mailto:ashleigh.sundin@sandersonyoung.co.uk)

T: 0191 2233500 | [www.sandersonyoung.co.uk](http://www.sandersonyoung.co.uk)

**rare!** From Sanderson Young

