



rare!

From Sanderson Young



**High Seat**  
Heddon on the Wall



## High Seat, Heddon on the Wall, Newcastle upon Tyne NE15 0JBs

Guide Price £1,995,000

High Seat is superbly perched on the northern banks of the River Tyne overlooking the village of Heddon and the magnificent Tyne Valley to the south. The property occupies a total of circa 12 acres of impressive manicured gardens, grounds and grazing paddocks with beautiful open lawned areas. The house itself dates back to the early 1970s and occupies a site which was associated with the Military Road centuries ago and is close by to Hadrians Wall. The modern detached house is framed by older stone cottages which are also included in the sale giving a total of 3 properties as well as a range of outbuildings. The magnificent gardens and grounds include a fabulous tree lined entrance up to the open drive and courtyard, both at the front and rear of the house which enjoys fabulous views over the surrounding countryside and farmland. The house itself provides a superb family home for which the accommodation includes:

Lovely large entrance reception hall | Cloakroom/wc at the rear | Formal drawing room with a superb fireplace and beautiful views to the south and west aspect | Dining room opening up to a second lounge and enjoying superb views also to the south | The kitchen/breakfast room is to the side of the house and leads on to a utility room | A former attached three bedroom cottage at the rear of the principal house has now been connected and offers a large lounge with a games room, billiard table and cocktail bar | Above there is a fourth bedroom to the house which is used as a hobbies room which has further access into the roof void for storage; there is also a shower room/wc | A very elegant staircase leads to the first floor where the master bedroom suite has its own living area and en-suite luxury bathroom with a separate shower and magnificent views | A private passageway leads on to two further double bedrooms, both with fabulous views and with access to the family bathroom. Separate from the house are two cottages, one known as Fox Cottage which has lovely views to the west overlooking the surrounding countryside. The cottage is set out with an entrance hallway, lounge, breakfasting kitchen and dining room, conservatory and sun room. There is a private passageway connecting to three bedrooms and a bathroom. There is also a utility room and the house has a lovely timber decked area to the exterior with westerly views. No.4 Cottage is set out over two floors and provides a breakfast room and kitchen which has been refitted recently as well as a sun lounge and lovely conservatory. The main sitting room has an attractive fireplace and access to a ground floor bedroom which is currently used as a study and working office and would easily provide a master bedroom with an en suite if required. To the first floor there is a double bedroom with a dressing room and a single bedroom which leads to a second single bedroom as well as a fitted modern bathroom/wc. The grounds include an ornamental fishpond with a bridge and a lovely summerhouse including a Jacuzzi and outdoor hot tub. The summerhouse has its own kitchen and shower room. The separate stable block is built with 4 loose boxes and a large tack room and this also could be easily divided and developed into further accommodation if required.

High Seat provides a magnificent opportunity to acquire a house which would easily accommodate 3 or 4 family generations or people who regularly entertain and have visitors. The property enjoys magnificent views and easy access into nearby Heddon on the Wall as well as the A69 linking easily from Newcastle to Corbridge and Hexham. It is surrounded by stunning countryside as well as close by to Ponteland to the north and Corbridge to the south with its magnificent retail and shopping facilities and train links into Newcastle and Carlisle. A superb opportunity to acquire such a rare and valuable family home in the countryside

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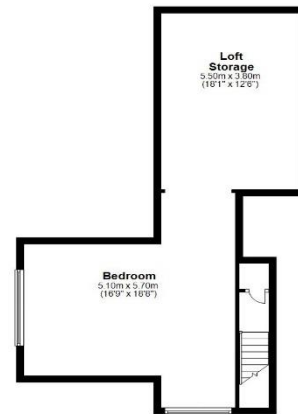
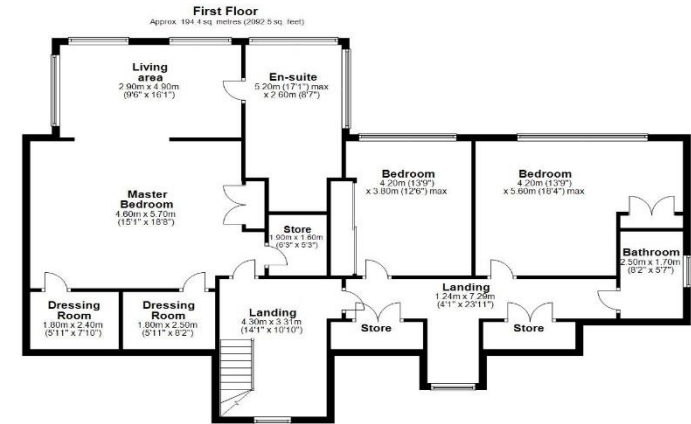
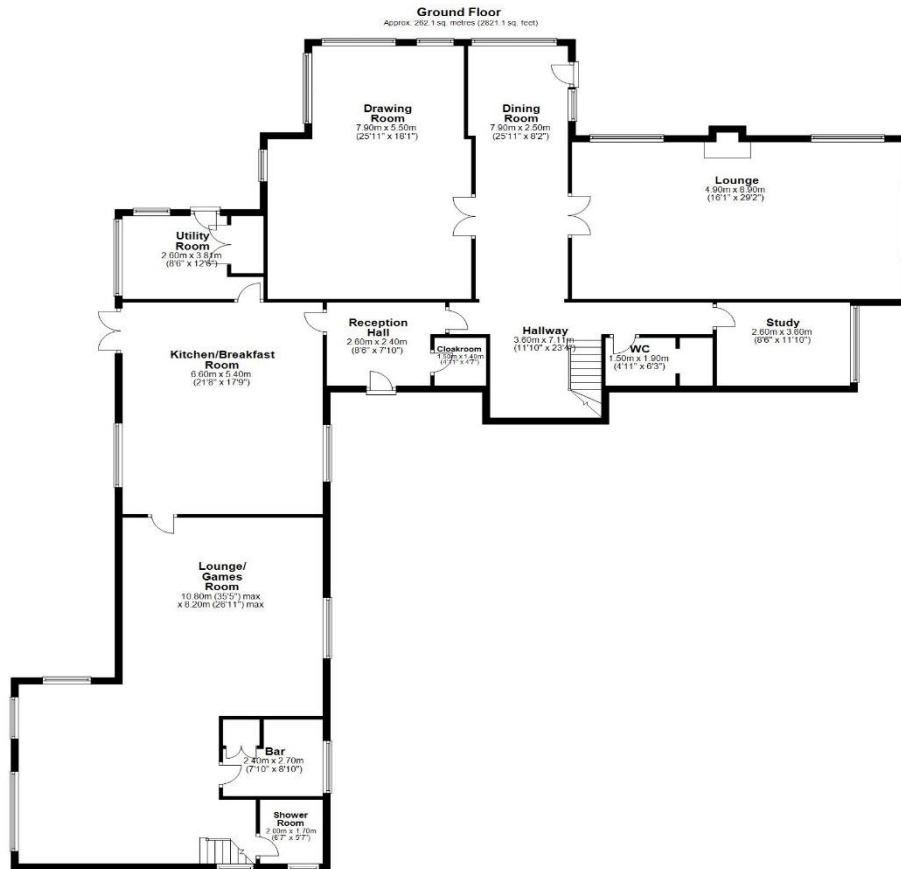










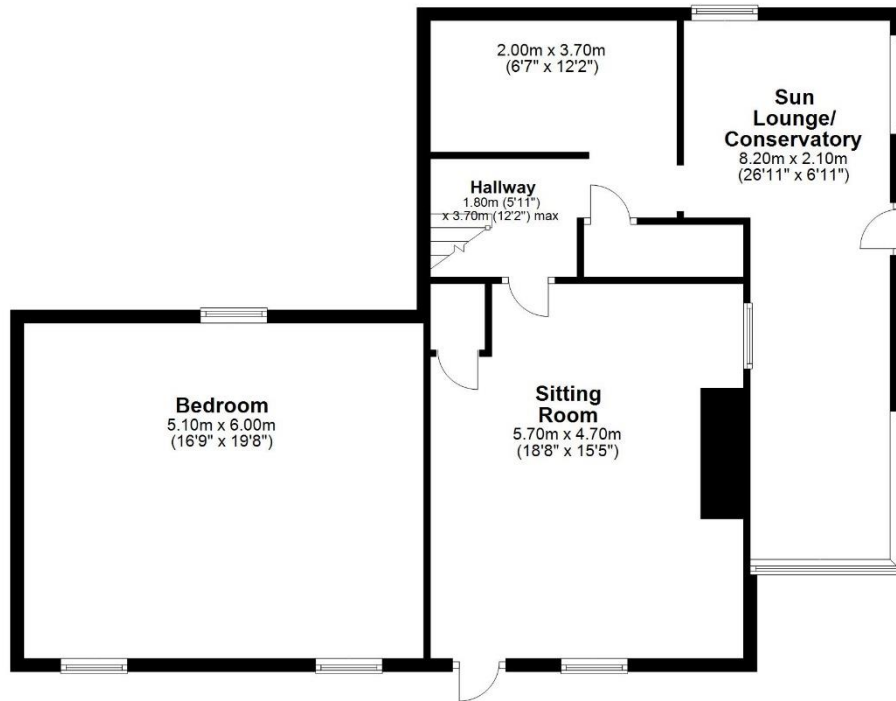


Total area: approx. 456.5 sq. metres (4913.6 sq. feet)  
**High Seat, Heddon On The Wall**



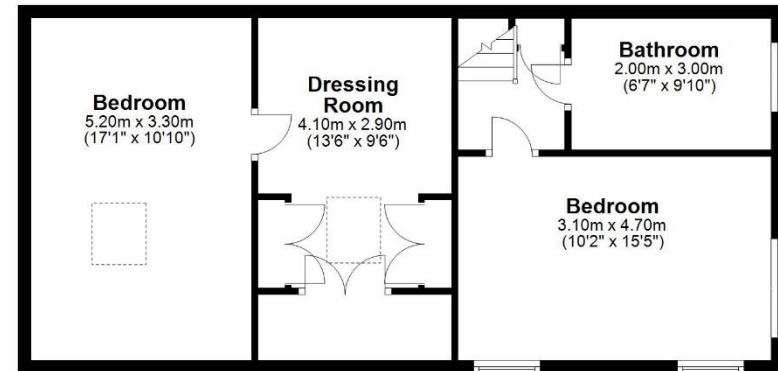
### Ground Floor

Approx. 94.9 sq. metres (1021.4 sq. feet)



### First Floor

Approx. 57.7 sq. metres (621.0 sq. feet)

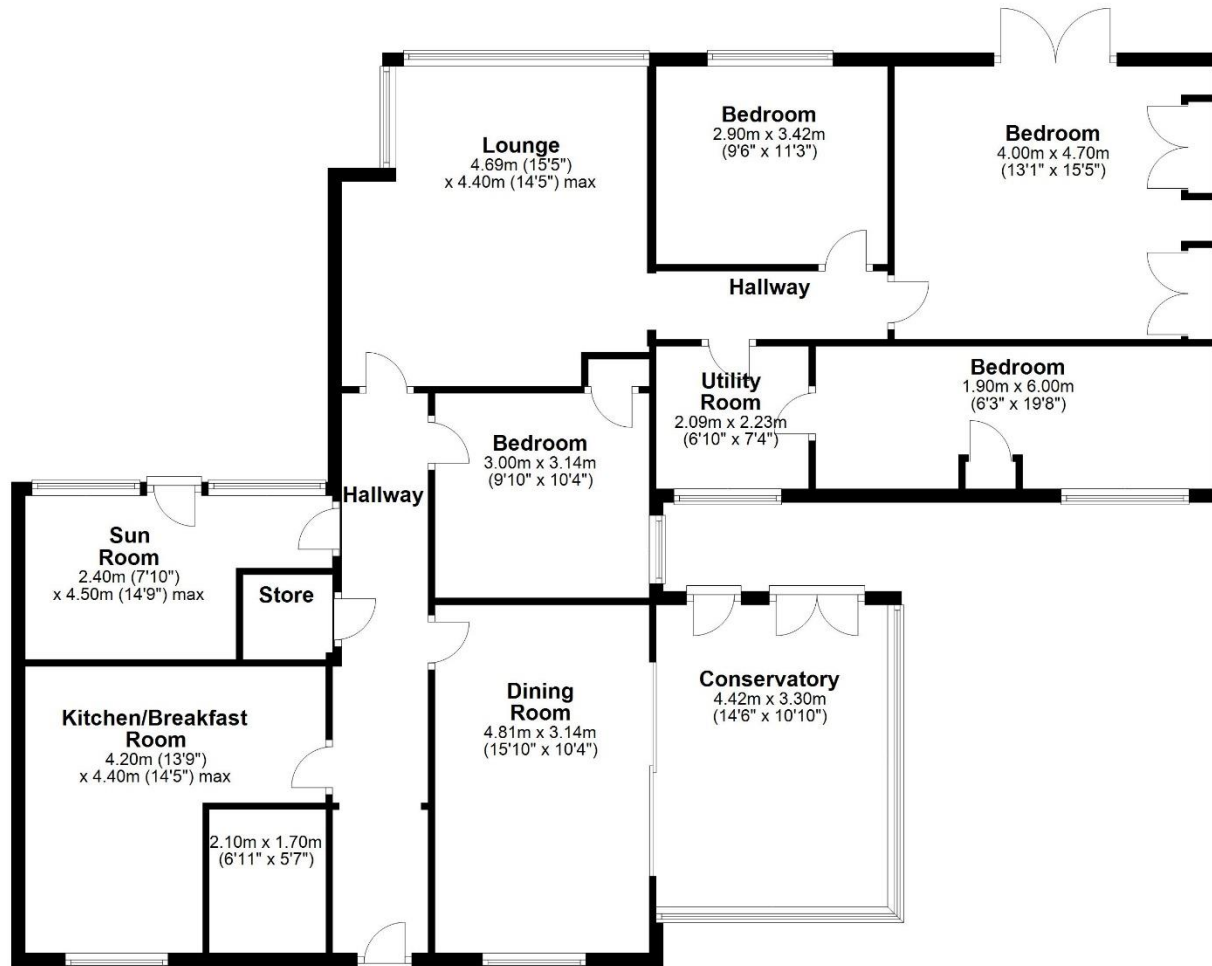


Total area: approx. 152.6 sq. metres (1642.4 sq. feet)

**No 4 Cottage, High Seat, Heddon On The Wall**

### Ground Floor

Approx. 153.2 sq. metres (1649.2 sq. feet)



Total area: approx. 153.2 sq. metres (1649.2 sq. feet)

**Fox cottage, High Seat, Heddon On The Wall**



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