



rare! From Sanderson Young



Willoughby House
Walled Garden, Matfen



Willoughby House, Walled Garden, Matfen, Northumberland NE20 0RP

Guide Price £1,750,000

Willoughby House provides an outstanding stone-built, detached house which was originally constructed in 1996 by local builder, David Meakin, and then extended at a later stage to create the magnificent home that now stands on a mature garden plot of approximately 1 acre. The house is one of four properties that were built within Walled Garden, all enjoying magnificent views to the south, overlooking the adjacent golf course at Matfen Hall. The lovely tree-lined avenue leads off the local lane to the east of Matfen village and the mature trees that surround are owned by the Matfen Hall Estate. The surrounding grounds are immaculately presented with lovely open aspect, via the ha-ha to the south, over the golf course. The gardens have been professionally landscaped with paths and terraces, lovely walkways, neatly manicured lawns, a double pond with bridge, as well as beautiful rockery beds with flowers and shrubs giving tremendous colour in season. Willoughby House is a very special property in such a lovely location. It has convenient access into Matfen Hall and Matfen village which has a number of attractive features, including the local public inn and convenient access to the Military road, connecting into Corbridge to the south, the Tyne Valley and Newcastle.

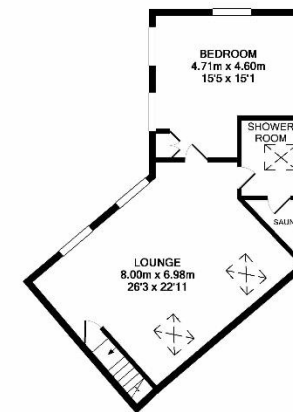
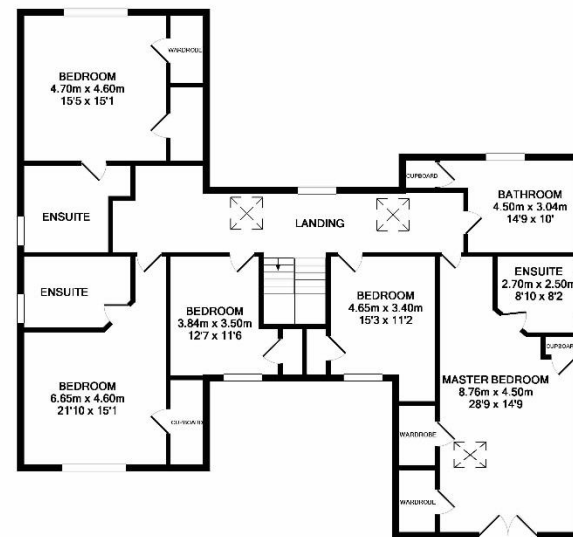
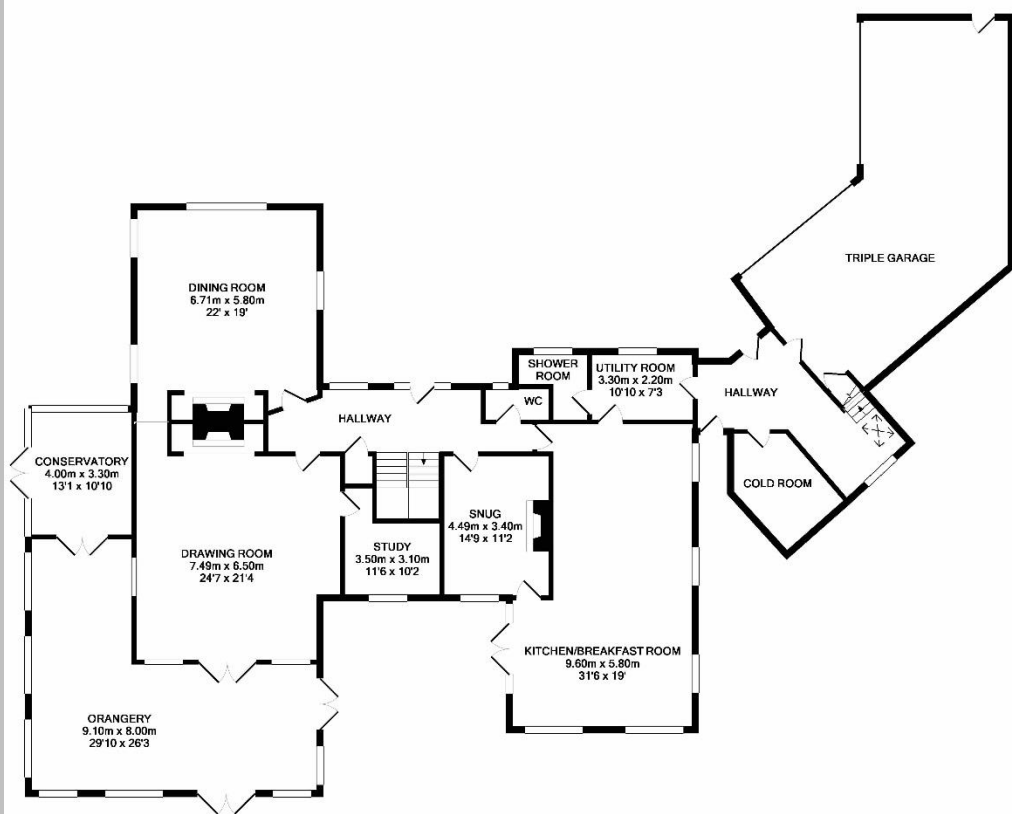
Ground Floor: Reception Hallway | Cloakroom | Downstairs/WC | Dining Room with Large Inglenook Fireplace and Wood Burning Stove | Formal Drawing Room with Inglenook | Orangery with Underfloor Heating and Clearview Wood Burning Stove | Conservatory | Study | Snug Room | Kitchen Breakfasting Room with Alexander Carrick Handmade Solid Oak Furniture, Handcrafted Pantry Cabinets and Beautiful Breakfasting Area with Garden Views | Utility and Laundry Room with En-Suite Shower Room/WC | Air conditioned coldroom/wine store | Access to triple garage | First Floor: Galleried Landing | Master Bedroom Suite with Juliette Balcony, Shower Room/WC and Three Walk-In Wardrobes | Four Further Double Bedrooms, Two with En-Suite Bath and Shower Facilities | Family Bathroom/WC | Independent Annexe Over Garage: Open Plan Lounge and Professional Studio/Office | Kitchenette | Double Bedroom | Shower Room/WC with Walk-In Sauna | Externally: Stunning, Professionally Landscaped Gardens and Grounds Extending to Approximately 1 Acre | Driveway Parking for Several Cars | Attached Triple Garage with Electrically-Operated Doors

Services: Mains Electricity and Water | Private Drainage | Oil Fired Central Heating | Central Vacuum System | Tenure: Freehold | EPC Rating: D









GROUND FLOOR
APPROX. FLOOR
AREA 295.5 SQ.M.
(655 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 285.5 SQ.M.
(655 SQ.FT.)

TOTAL APPROX. FLOOR AREA 585.5 SQ.M. (6303 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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