



rare!

From Sanderson Young

Holly Brook

Hindley Farm, Nr Stocksfield, Northumberland





HOLLY BROOK, HINDLEY FARM, NR STOCKSFIELD, NORTHUMBERLAND NE43 7SA

PRICE GUIDE: PRICE ON APPLICATION

SITUATION AND DESCRIPTION

Superb family home finished to a very high specification throughout set in a stunning rural location with fabulous landscaped gardens and land extending to approximately 2.84 acres. An ideal space for family living with its generously proportioned rooms and plentiful storage.

The property boasts characterful details and modern technologies throughout its three floors.

The accommodation comprises of an entrance hall leading through to the stylish open plan dining kitchen and utility room, a spacious family sitting room which leads out to the fabulous sun terrace, office/study and a ground floor guest bedroom with en suite facilities. There is a family bathroom and two bedrooms on the first floor, one of the bedrooms benefits from en suite facilities and a dressing room area. The second floor has a further two bedrooms and a shower room.

EXTERNALLY

Externally there are a number of beautifully landscaped areas (designed by Jamie Dunstan a Gold Medal winner at Chelsea Flower Show) as well as a grass paddock. There is a detached double garage which has been converted into a home office with an en suite shower room and adjoining utility room.

Holly Brook is located approximately 8 miles from the popular village of Corbridge which offers a wide range of amenities. Stocksfield railway station (approximately 1.6 miles away) is on the Tyne Valley line between Carlisle and Newcastle Upon Tyne making it an easy commute to work or school in Newcastle.

DIRECTIONS

From the A695, take the B6309 signposted Ebchester and Hindley. On leaving the village, take the first turning on the left on to a private drive with paddocks on both sides. Holly Brook is the first property on the right.

ESTATE AGENTS NOTE

The property provides right of way to the main entrance for three properties.

Shared facilities include main entrance and septic tank to nine properties.

SERVICES

The property has mains electric and water services, with private gas and drainage.

TENURE

Freehold

FLOOD RISK

Please see website: www.environment-agency.uk

COUNCIL TAX

Please see website: www.voa.gov.uk

ENERGY PERFORMANCE RATING

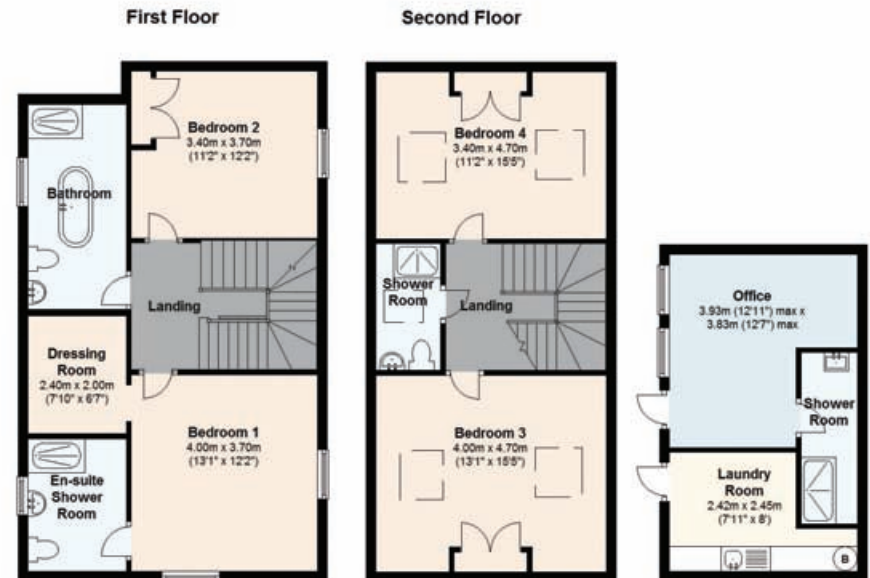
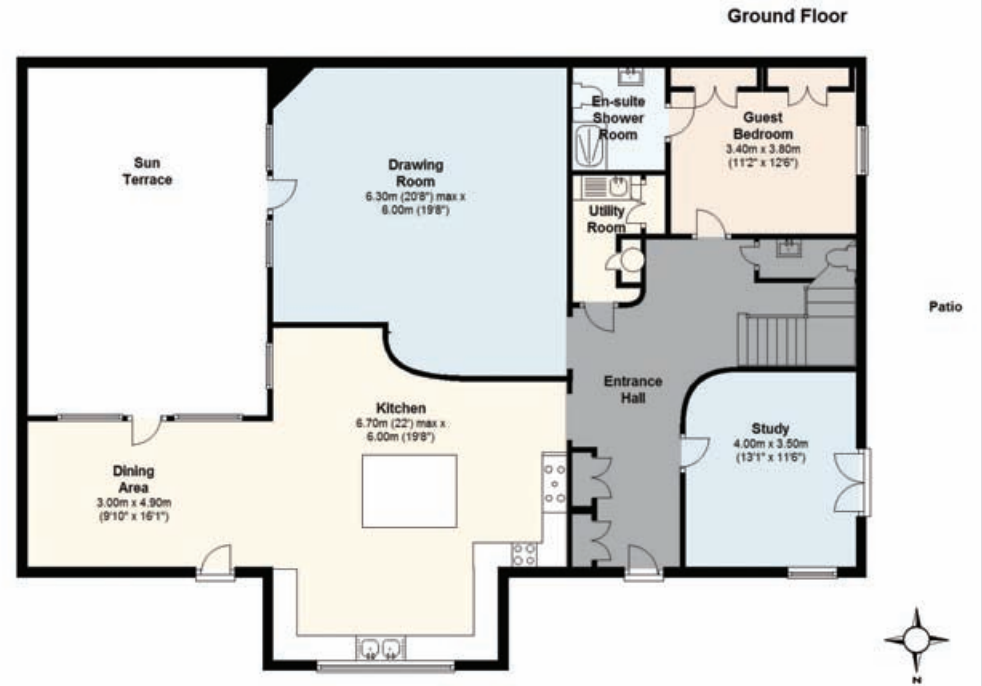
Grade: C













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