



Orchard View, 30 Princes Street, Corbridge Northumberland NE45 5DG

SITUATION AND DESCRIPTION

Set back from Princes Street in the centre of Corbridge is this magnificent four storey, stone built detached house. The property, built in 2006, enjoys a very private location on a former orchard garden site. The entrance into the house is discreet and leads through a block paved drive, connecting to the private courtyard of the house where parking is provided for five to six cars, as well as there being a double plus detached garage with large store room.

The owners of the property and their architects have created this stunning modern family home known as Orchard View.

The gardens are private and superbly landscaped, including a sunken sun terrace which lies adjacent to the lower ground floor reception rooms. The open lawned gardens have flower and shrub borders, a timber deck area with mature fir trees and a 6-8 person Jacuzzi and hot tub. The external lighting to the property is magnificent and the house has a comprehensive alarm system with closed circuit TV surveillance cameras.

The entrance to the house is delightful, with a beautiful vestibule leading through to the inner reception hall and principal entertainment areas. The family snug room has good quality fitted furniture and adjacent to this is the kitchen/breakfasting room which has Smallbone walnut wood cabinets, black granite and cream corian worktops, a Mercury cooking range and an extensive arrangement of built-in appliances. Double doors connect from the kitchen to the south facing rear gardens.

The internal reception hall leads off to a cloakroom/wc, as well as the open plan dining room, sun lounge and sitting room. To the centre of the house there is a glazed atrium which gives tremendous natural light to the house. The sitting room has a contemporary fireplace and built-in plasma screen TV, as well as two sets of doors leading out onto the west facing courtyard.

The area to the lower ground floor has been planned for entertainment space, with a snooker room opening up onto the lower ground floor terrace and sun deck. This room leads on to a cinema room and a gymnasium. There is a steam shower room and a utility & laundry room.

To the first floor there are three double bedrooms. The master is equipped with dressing areas and a luxury en-suite bathroom. The second bedroom has a south and westerly aspect and an en-suite shower room. The third double bedroom has an aspect to the east and an en-suite shower room.

To the second floor there are three further double bedrooms and a family bathroom.

The property has gas fired central heating to the lower ground and ground floor with underfloor heating and to the first and second floor it has air-conditioning. It has double glazed windows, closed circuit TV surveillance, an internal vacuum system, intelligent wiring and lighting system, a built-in audio system and a very effective pressurised water system. There is CAT 5 cabling provided to all rooms.

Orchard View is a magnificent house in the much sought after area of Corbridge. It has easy walking access into the village centre with its restaurants, public inns and shopping facilities. Corbridge links easily into the Tyne Valley and the market town of Hexham, as well as by road and rail into Newcastle.

This is an outstanding house, completely unique within the area and viewing is strongly recommended.

The property comprises:

The principal entrance to the house is from Princes Street, leading through a block paved driveway which has shared ownership and connects into the private drive and courtyard of Orchard View. The courtyard has parking for five to six vehicles, as well as the stone built garage. The property has attractive external lighting and closed circuit TV surveillance cameras.

VESTIBULE

With marble floor tiling, underfloor heating, contemporary lighting and mirror fronted walls concealing access into storage cupboards. Internal doors leading through to the inner hall.

INNER HALL

With contoured ceiling, beautiful lighting, wallpaper covering and marble skirtings.

CENTRAL HALL

17'11 x 11'6 (5.47m x 3.5m)

With mirrored recesses and modern Italian aluminium doors with etched glass.

FAMILY SNUG & MUSIC ROOM (front & side facing)

14'6 x 11'6 (4.43m x 3.5m)

With marble flooring and skirtings, contrasting wallpaper coverings, contoured ceiling, spotlighting and contrasting walnut and white high gloss cabinets.



BOILER ROOM

Accommodating the gas fired central heating boiler, hot water cylinders, central vacuum system, CAT IV cabling and alarm controls.

CLOAKROOM/WC

With travertine wall tiling, close coupled wc, vanity wash basin with mirror and spotlighting and Expelair system.

SITTING ROOM (west facing)

22'2 x 12'1 (6.76m x 3.68m)

A highly impressive room with wallpaper covering, contemporary running flame fireplace with inset plasma screen TV set into the chimney breast, two sets of double doors giving access onto the western patio and a door leading into the double height rear atrium, finished in slate flooring and contrasting lighting.

DINING ROOM & SUN LOUNGE

22'8 x 16' (6.91m x 4.87m) excluding stairwell

With contoured ceiling, spotlighting, marble flooring, pitched glazed roof giving great natural lighting and glass wall overlooking the garden and patio. The whole of the reception areas have built-in speakers to the ceiling.

KITCHEN/BREAKFASTING ROOM (south & east facing)

22'1 x 15'10 (6.74m x 4.83m)

A magnificent kitchen designed and fitted by Smallbone of Devizes, beautifully furnished with walnut base, wall and drawer cabinets with black granite worktops contrasting with the cream corian to the central island unit which has a built-in Mercury cooking range with two large ovens, five grills and Miele extractor hood above, as well as a separate preparation sink to the side. The island unit extends to provide a breakfast area. The kitchen worktops incorporate a stainless steel sink unit and a recess accommodating the Amana refrigerator/freezer with ice and water dispenser. The kitchen includes a pantry unit with pull-out storage and spice racks, a built-in Miele dishwasher and a microwave oven. To the opposite side of the room there is a fitted bench seat with storage below, walnut wood furniture with black granite display tops, built-in Miele wine chiller, a Miele Nespresso cafeteria with warming drawer and excellent storage space. The kitchen has marble flooring, built-in intelligent spotlighting to the ceiling, audio speaker system, plasma screen TV, plantation shutters to the windows and double doors leading out onto the gardens.

The open stairwell leads down to the lower ground floor, which opens up to provide an entertainment area.

SNOOKER & ENTERTAINMENT ROOM

26'10 x 10'11 (8.17m x 3.33m, extending to 16'2 (4.94m)

With ceramic tiled floor, contoured ceilings, contemporary lighting, camera surveillance, white high gloss cabinets and storage cupboards and plasma screen TV. To the rear there are glass folding doors which open up onto the lower ground floor patio.

CINEMA ROOM

22'1 x 12'2 (6.73m x 3.7m)

With contoured ceiling, intelligent lighting and currently accommodating a Dolby 5.1 cinema and music system. Art Acoustic flat screen picture speakers play through an acoustically transparent cinema screen which drops from the ceiling when viewing. The 3D projector, cinema system and speakers are available by separate negotiation.

PLANT ROOM

With equipment for the ventilation and heating system to the house.

GYMNASIUM

13'11 x 9'7 (4.24m x 2.92m)

With oak flooring and skirtings, mirrored walls, spotlighting to the ceiling, audio system and wiring for a plasma screen TV.

STEAM ROOM

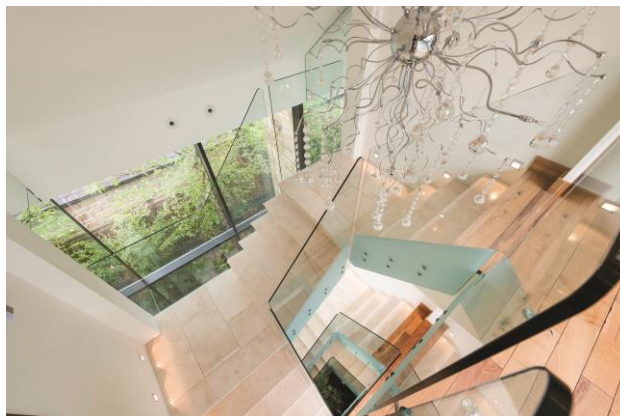
With black glass tiling to the walls, mirror fronted storage cabinets, vanity wash basin, close coupled wc, heated towel rail and double steam room with rainforest shower head and fitted sitting area.

LAUNDRY & UTILITY ROOM

10'4 x 7'11 (3.14m x 2.42m)

Fitted with black high gloss base, wall and drawer cabinets with wood worktop surfaces, recess for refrigerator/freezer, space for a washing machine and tumble dryer, stainless steel sink unit and Expelair unit. The utility room is currently fitted with Maytag appliances which may be available subject to separate negotiation.

Returning to the ground floor, the principal staircase leads up to the first floor of the house where the glazed atrium provides excellent natural light.



FIRST FLOOR LANDING

With walnut wood flooring and skirtings, sitting area and gallery overlooking the dining area below. A pull-down hatch connects to the laundry chute linking to the utility room and two walk-in storage cupboards.



MASTER BEDROOM (south & east facing)

22'3 x 12'6 (6.78m x 3.81m)

With four windows overlooking the gardens, spotlighting, built-in audio sound system with speakers, wiring for a plasma screen TV and contrasting emulsion and wallpaper decoration. The passageway has access to lady's and gent's dressing areas with shelving and hanging rail space.



EN-SUITE BATHROOM

With five piece Geberit & Axor suite comprising oval bath, his and hers circular wash hand basins with Keuco mirrored storage cupboards above, close coupled wc and large wet room area with Vola rainforest shower head and foot massage. The bathroom has two heated chrome towel rails, lighting to the walls, tiling, shaver socket and contrasting walnut wood panelling.



BEDROOM TWO (south & west facing)

22'3 x 12'2 (6.78m x 3.71m)

With walnut wood flooring and skirtings, recess for study desk, plantation shutters, contrasting wallpaper and emulsion decoration, spotlighting and door to en-suite shower room.

EN-SUITE SHOWER ROOM

Very well appointed with close coupled wc, wash hand basin with storage cupboards and fitted mirror, double shower with rainforest shower head and foot massage. There is a heated chrome towel rail, contrasting tiling and plantation shutters.

BEDROOM THREE (east facing)

22'2 x 12'3 (4.3m x 3.73m)

With walnut wood flooring and skirtings, pleasant aspect over the approach to the house, spotlighting to the ceiling and door to en-suite shower room.

EN-SUITE SHOWER ROOM

With Villeroy & Boch suite comprising double shower cubicle with rainforest shower head and foot massage, close coupled wc, his and hers vanity wash basins. There is a heated chrome towel rail, shaver socket, tiling to the walls and floor and large fitted mirror.

The stairs continue to the second floor of the house.

SECOND FLOOR LANDING

A large open plan landing with good natural light and four doors to further accommodation.

BEDROOM FOUR (east & west facing)

16'8 x 16'8 (5.09m x 4.88m)

With dormer windows to the east and western elevations with plantation shutters, walnut wood flooring and skirtings, Hammonds built-in storage cupboards, spotlighting to the ceiling and fitted study desk.

BEDROOM FIVE (east facing)

16'8 x 12'3 (5.09m x 3.73m)

With dormer window, plantation shutters, access into the eaves, spotlighting to the ceiling, walnut wood flooring and skirtings, built-in wardrobes and corner study desk.

BEDROOM SIX (south & west facing)

17'6 x 12'3 (5.34m x 3.73m)

Currently used as a working office with walnut wood flooring, window to rear roof pitch, spotlighting and plantation shutters.

BATHROOM

Well appointed with large Jacuzzi bath set into travertine surrounds, two wash hand basins, mirror fronted storage cabinets, shower unit with rainforest shower head and foot massage and close coupled wc. The bathroom has a semi circular window to the eastern elevation, heated towel rail, beautiful tiling to the walls and floor and excellent storage space.

EXTERNALLY

The access to no. 30 Princes Street is very discreet, leading from the adjacent stone terraced properties and connecting through a shared passageway into the private grounds of Orchard View. This former garden site has been extremely well developed to create a magnificent house. It has a block paved courtyard and parking facilities for five to six cars.

GARAGE

22'2 x 19'7 (6.74m x 5.97)

With two electrically operated roller access doors, pitched slate roof, four fluorescent tube lights, separate pedestrian access door leading to the garden, power points, excellent storage space, alarm system and staircase leading to a store room which is set into the roof and fully boarded.

A wrought iron gate gives access into the secure south facing gardens, which include an oval shaped lawn and a timber deck and terrace. The gardens have been formally landscaped and are surrounded by tall trees and a rockery bed. A glass balustrade surrounds the lower terrace where there is a private sun deck. The timber decking has beautiful sitting areas and to the western elevation there is a private barbecue and terrace, with double doors leading from the sitting room.

Adjacent to the garage there is a lawned garden with beautifully stocked flower and shrub borders. To the rear of the garage there is a soft play area.

Adjacent to the base of the Cedar tree there is a superb circular Jacuzzi for 6 to 8 people.

The gardens are a major asset of the house and include contrasting hard and soft surfaces.

DIRECTIONS

Take the A69 sign posted Hexham. At Stagshaw Road Junction branch left, then at roundabout take the first exit onto Stagshaw Road - B6529. Bear right onto Watling Street - B6529. Turn left onto Princes Street - B6321

SERVICES

The property has mains gas, electric, water and drainage.

TENURE

Freehold.

FLOOD RISK

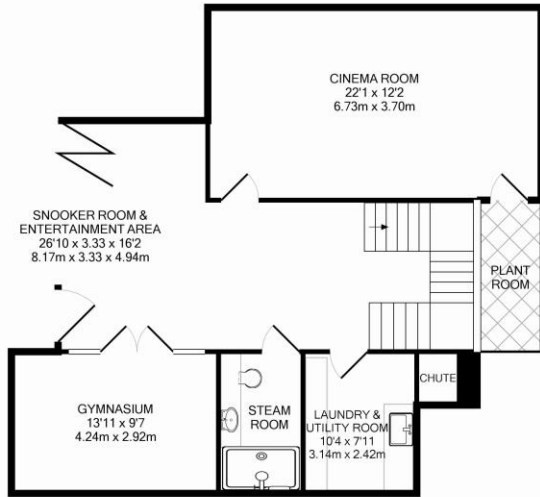
Please see website www.environment-agency.co.uk

COUNCIL TAX:

Please see website www.voa.gov.uk

ENERGY PERFORMANCE RATING:

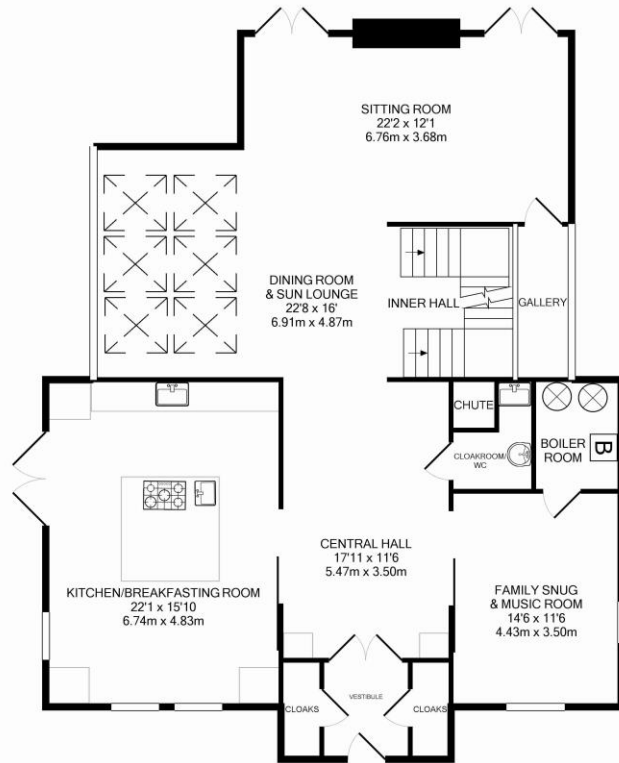
Grade: C



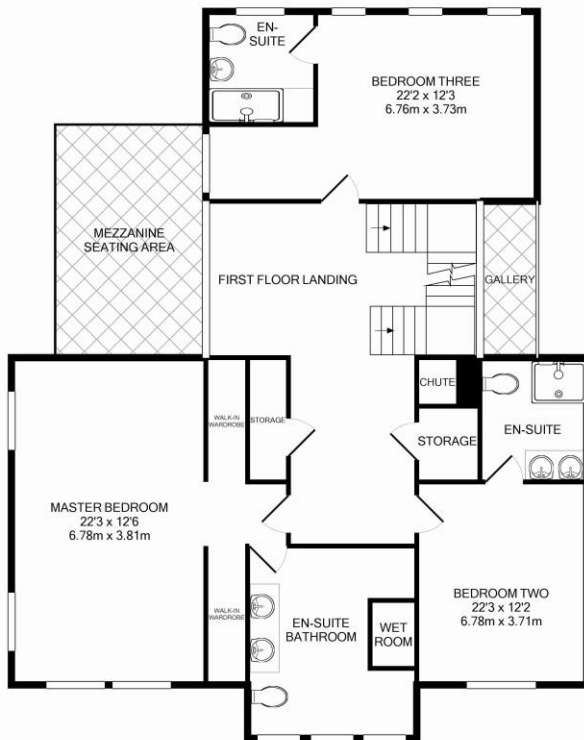
BASEMENT LEVEL

ORCHARD VIEW, 30 PRINCES STREET, CORBRIDGE, NE45 5DG
TOTAL APPROX. FLOOR AREA 5274 SQ.FT. (490.0 SQ.M.)

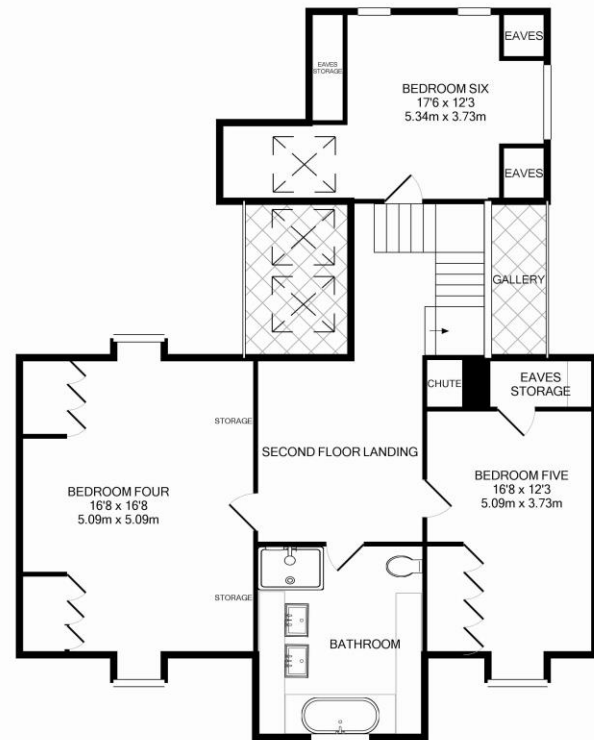
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GROUND FLOOR



1ST FLOOR

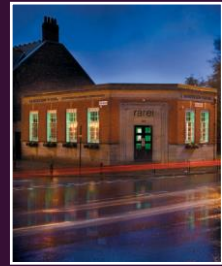


2ND FLOOR



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OPEN 7 DAYS A WEEK

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30 Princes Street, Corbridge



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Price on Application

