

Lismore

13 CRABTREE ROAD | STOCKSFIELD | NORTHUMBERLAND



FINEST
PROPERTIES



A lovely brick-built period property with a wealth
of character and hugely impressive gardens

Stocksfield Station 1.0 miles | Corbridge 6.4 miles | Hexham 8.8 miles
Newcastle City Centre 13.3 miles | Newcastle International Airport 16.2 miles





Accommodation in Brief

Porch | Hallway | Sitting Room | Dining Room | Kitchen | Snug
Cloakroom/WC | Two First Floor Bedrooms | Family Bathroom
Second Floor Bedroom

Parking | Front Garden | Patio
Additional Garden & Woodland of Around 1 Acre





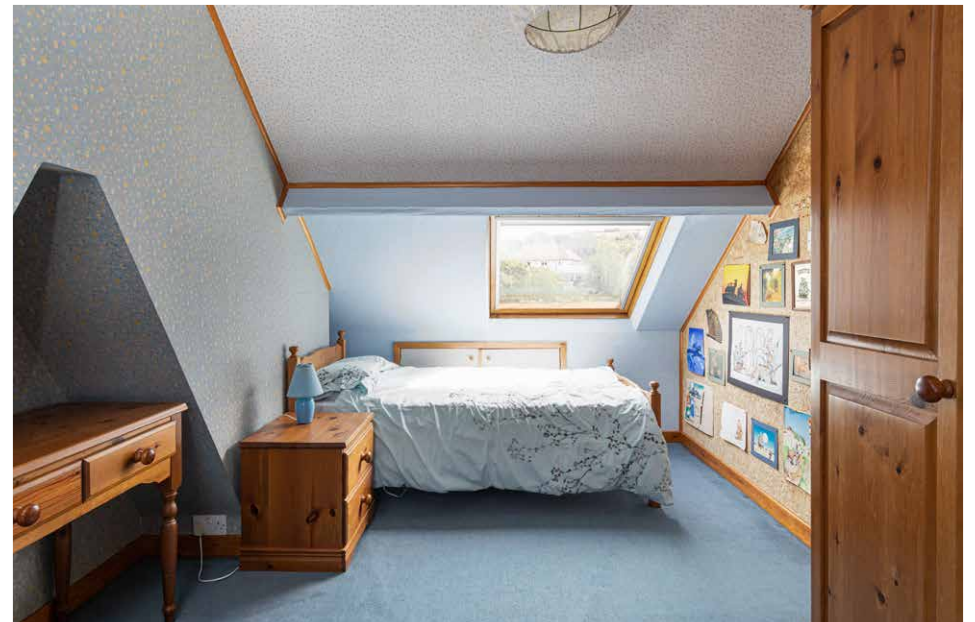


The Property

Lismore is a semi-detached house nestled on a quiet street in the heart of a much sought-after Tyne Valley village. The characterful accommodation is arranged over three floors with the house set back and above the street below. In addition to the adjoining gardens, Lismore also benefits from a right of access to approximately an acre of generous extended garden with woodland offering wonderful privacy and potential.

The flagged footpath rises gently through the front garden and approaches the attractive brick-built property. The glazed porch leads onwards to the hallway with access to the ground floor accommodation and stairs to the first floor. A useful cloakroom/WC is tucked beneath the staircase. The light and airy sitting room is to the front elevation with a gorgeous bay window and a lovely open fire with cast iron surround and wooden mantel. The history of the property is reflected by the high ceiling, decorative ceiling rose, picture rails and solid wood flooring. The dining room offers more formal entertaining space with a large open arch flowing through to the rear of the house. The kitchen is fitted with a range of units providing an abundance of storage and plenty of workspace. A door opens to the side of the property. The cosy snug is the perfect spot for quiet relaxation with direct access to the rear patio for indoor/outdoor living.

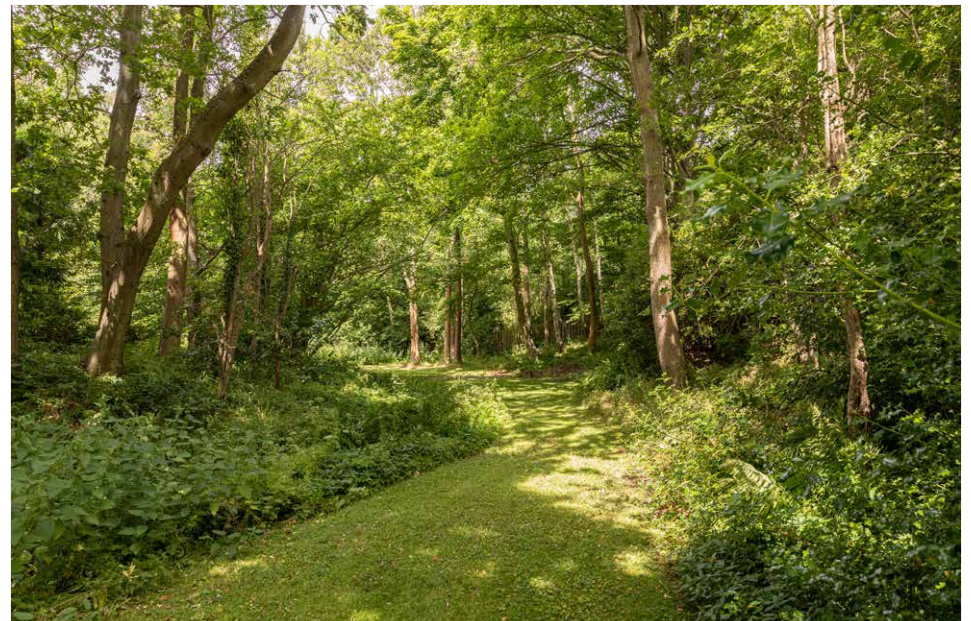
There are two generous bedrooms on the first floor, with one to the front and one to the rear. Both bedrooms benefit from fitted wardrobes. The family bathroom has a suite comprising bath with shower over, wash hand basin, WC and bidet. A second staircase leads up to the second floor where a large landing is bathed in natural light. The third bedroom has great views from twin Velux windows and could be configured as a study or home office, keeping home life and work separate. The bedroom and the landing both have access to useful eaves storage space.



Externally

Lismore overlooks pretty and well-maintained front gardens with manicured lawns, colourful shrubs and plantings and mature hedging. A parking area at the foot of the garden provides off-road parking. To the rear of the house is an enclosed patio with ample space for al fresco dining and entertaining.

There are extensive further gardens extending to around 1 acre that sit just to the west of the property, reached over a right of access in favour of Lismore. This land adds remarkable peaceful outdoor space to the property, incorporating sweeping lawns, a host of beautiful trees and shrubs and a huge variety of species. A substantial shed offers storage and will appeal to all keen gardeners. Pathways wind through idyllic woodland that is a haven for wildlife. This area is an amazing find in such a desirable location.





Local Information

Stocksfield is a popular, attractive Tyne Valley commuter village situated on the south bank of the River Tyne. The village offers local amenities including a range of shops, doctors' surgery, garage, post office and sports facilities including a golf course, cricket, football and tennis clubs. The village provides an excellent alternative to city life, giving an opportunity to enjoy the rural situation with good accessibility to city and business centres. Nearby Corbridge offers a wide variety of local amenities including a range of artisan shops, a renowned delicatessen, supermarket, restaurants, inns, doctors' and dentist surgeries, community services and a garage, while Matfen Hall and Close House offer excellent leisure facilities including spa, gym, golf courses and driving range. The market town of Hexham provides further professional, retail and recreational services including a hospital while Newcastle city centre provides comprehensive cultural, educational, recreational and shopping facilities.

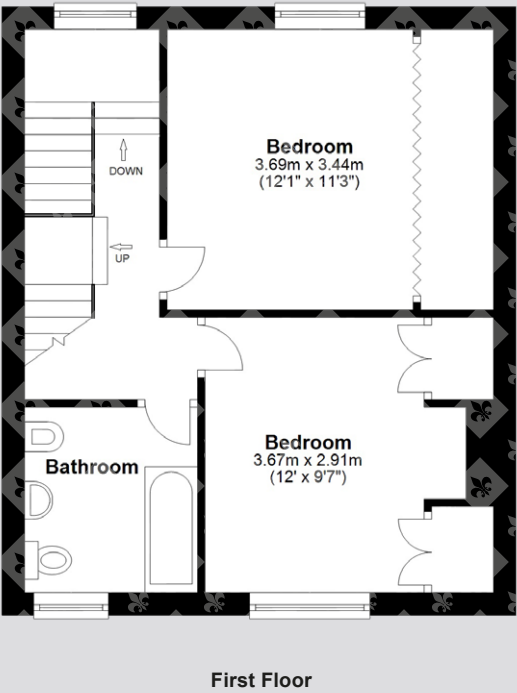
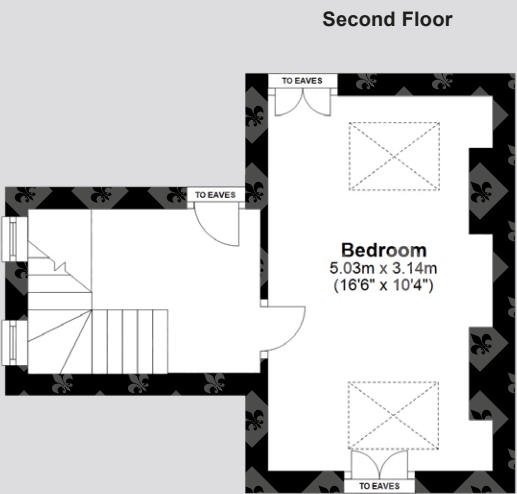
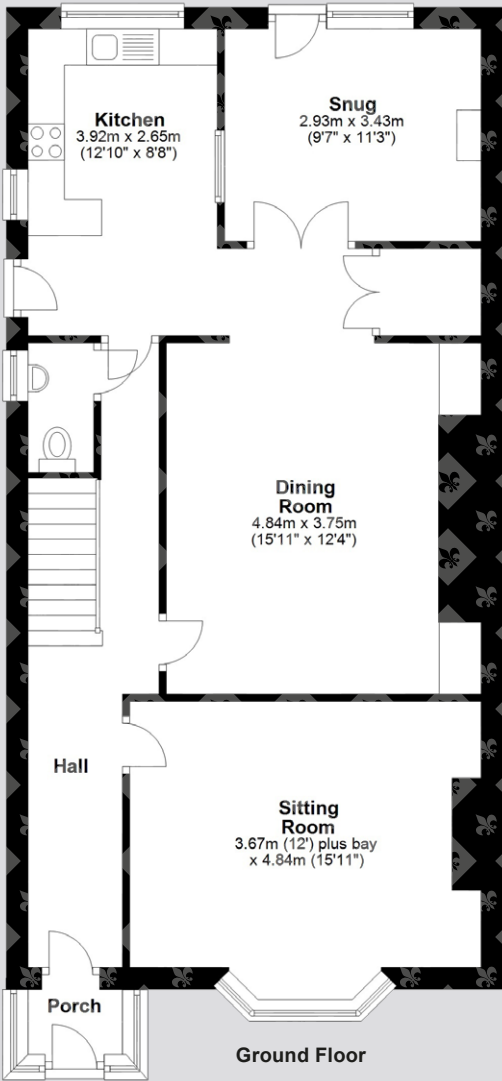
For schooling there is a primary school in the village, while senior schooling is offered in Hexham and Prudhoe. In addition, Mowden Hall Preparatory School just outside Corbridge provides private education from nursery up to 13 years, and there are several private day schools in Newcastle.

For the commuter there are excellent road links east and west to Newcastle and Carlisle, with onward access to the A1 and M6 respectively. The rail station in Stocksfield provides regular cross-country services, which in turn link to other main line services to major UK cities. Newcastle International Airport is also easily accessible.



Floor Plans

Total area: approx. 157.1 sq. metres (1690.5 sq. feet)



Directions

From Corbridge take the B6321 out of the village going over the River Tyne, at the roundabout take the first exit onto Station Road (B6529). Follow this road onto Tinkler's Bank (A695) and continue for about 5.4 miles, going through Riding Mill and straight across the roundabout to Stocksfield. Turn right onto Cade Hill Road and continue for 0.1 miles then turn right again onto Crabtree Road.

After 175m the property is on the left-hand side.

Google Maps

what3words



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Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Services

Mains electricity, water and drainage. Gas-fired central heating.

Postcode

NE43 7NX

Council Tax

Band F

EPC

Rating E

Tenure

Freehold

Viewings Strictly by Appointment

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