

# Viney Cottage

APPLETREE LANE | CORBRIDGE | NORTHUMBERLAND



**FINEST**  
PROPERTIES



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## A unique cottage in a highly desirable position with gardens and parking in the heart of Corbridge

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Hexham 3.7 miles | Newcastle International Airport 14.8 miles

Newcastle City Centre 17.3 miles





## Accommodation in Brief

Porch | Kitchen/Dining Room | Sitting Room | Garden Room  
Ground Floor WC | Principal Bedroom with Dressing Room  
Two Further Bedrooms | Bathroom

Double Garage | Parking | Utility Room/Garden Store  
Landscaped Gardens | Patio Areas | Shed





## The Property

Viney Cottage is a characterful detached property with a wealth of history nestled in a central yet private location in the much sought-after village of Corbridge. The property is within easy walking distance of all facilities and amenities. When the property was purchased in 1970 it was as part of the Corbridge Church of England Junior school complex comprising Headmasters House, school buildings and a museum which was originally constructed in 1928. The museum contained a number of Celtic and Saxon stones and coffin lids which were removed and are now freestanding or set into the garden and garage walls. The freestanding stones are expected to be moved to the Great North Museum so they can be enjoyed by the public. The playground was broken up and converted into gardens. The other properties were sold to finance the conversion of the museum and adjoining building in 1980 into their present form.

Today, Viney Cottage offers a fantastic opportunity for interested parties to renovate, update and add a personal touch to a unique home in a hugely sought-after location.

A porch provides everyday access and leads to the open plan kitchen/dining room. A dual aspect brings an abundance of light and French doors open to the patio overlooking the gardens. The kitchen is fitted with a range of units and a breakfast bar for casual dining. The well-defined dining area has plenty of space for a large table and chairs, positioned to make the most of the view to the garden. A useful ground floor WC is tucked away to one corner. The expansive sitting room has lovely exposed stonework and exposed beams to the ceiling, bringing real character. A raised area to one end features full height glazing that fills the room with natural light. At the opposite end of the sitting room, three steps lead through to the relaxing garden room.

An open tread spindled staircase rises from the sitting room to the first floor. The principal bedroom benefits from fitted wardrobes and a large dressing room with more storage and an en-suite wash hand basin. Two further bedrooms also have fitted storage. The bedrooms are served by a bathroom with suite comprising bath with shower over, wash hand basin, WC and bidet.



## Externally

Viney Cottage sits within lovely landscaped gardens in a private position right in the heart of Corbridge. The property benefits from excellent parking provision which is extremely rare in this sought-after location. A double garage sits back from Appletree Lane with further off-road parking space in front. A door open from the rear of the garage to the landscaped gardens which incorporate flagged terraces and well-kept lawns with colourful plantings. Mature trees bring shelter and privacy. A garden store/utility room is nestled to one side with useful space for outdoor equipment and there is also a substantial shed.

## Agents Note

There is a freestanding fridge freezer, washing machine, electric oven and hob plus a tumble dryer which can remain as part of the fixtures if interested parties should like them to be included.





## Local Information

Corbridge is a popular, charming and historic village that sits on the River Tyne in the heart of the scenic Tyne Valley. The village offers a full range of day-to-day amenities with a wide variety of shops, restaurants, inns, doctors' and dentists' surgeries, community services and a garage, while nearby Matfen Hall and Close House offer excellent leisure facilities. The nearby market town of Hexham offers more comprehensive services with large supermarkets, a further range of shops and professional services together with a leisure centre, cinema, theatre and hospital.

For schooling there is a First School and a Middle School in the village, while senior schooling is offered in Hexham.

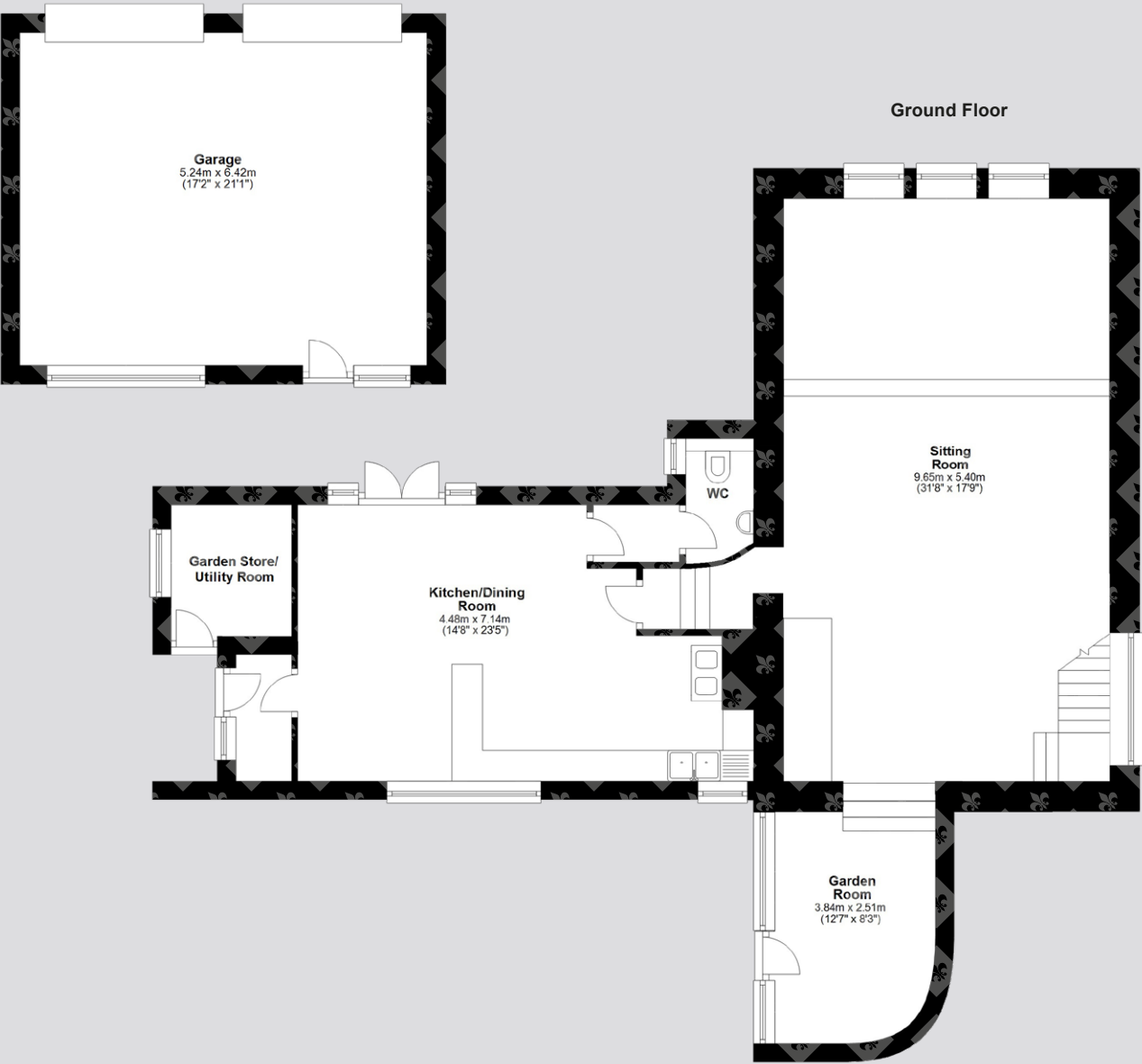
For the commuter Corbridge is convenient for the A69 which gives excellent access to Newcastle in the east and Carlisle in the west, and onward access to the A1 and M6. There is a railway station on the edge of the village which provides cross country services to Newcastle and Carlisle where connecting main line rail services are available to major UK cities north and south. Newcastle International Airport is also very accessible.

# Floor Plans

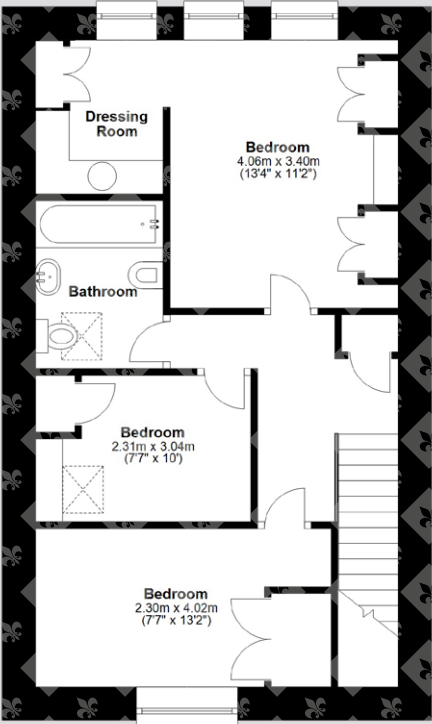
Total area: approx. 187.8 sq. metres (2021.9 sq. feet)



Ground Floor



First Floor



## Directions

From Corbridge market place head north on the B6529 and immediately turn right onto Hill Street. At the end of Hill Street turn left onto Princes Street (B6321), continue for 0.1 miles then turn right into Appletree Lane. After another 85m, Viney Cottage is on the right-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

Council Tax

EPC

Tenure

NE45 5DN

Band F

Rating E

Freehold

## Viewings Strictly by Appointment

T: 01434 622234

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