



# Holly House

ovington



SANDERSON  
YOUNG





## Holly House Ovington, NE42 6DH

Holly House provides a magnificent, stone built, detached home in a superb setting in this very attractive Tyne Valley village. The property has close proximity and access to Wylam, Ovingham village and Corbridge to the West. The village is well supported by neighbourhood facilities and has excellent local schools nearby with a very good reputation, including Mowden Hall School.

The house itself was purchased by the owners in 2009 and has undergone considerable improvements, renovations and redesigns, creating the magnificent property which exists today.

A gently rising cobbled drive leads up and provides onsite parking for many vehicles to a hammer head at the top where the courtyard leads through an open archway into the stunning gardens at the rear. These gardens are magnificent, particularly in the spring and summer period with good hedge boundaries and tall trees giving great natural privacy.

The garden has a lovely patio terrace and alfresco dining area for spring/summer nights, with the rear of the garden having a stunning water feature and small pond, as well as a state of the art summer house at the highest level of the garden with great views overlooking the garden and surrounding area. It provides a fabulous aspect and recreation facility to the property

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### Price Guide:

Offers Over £799,995

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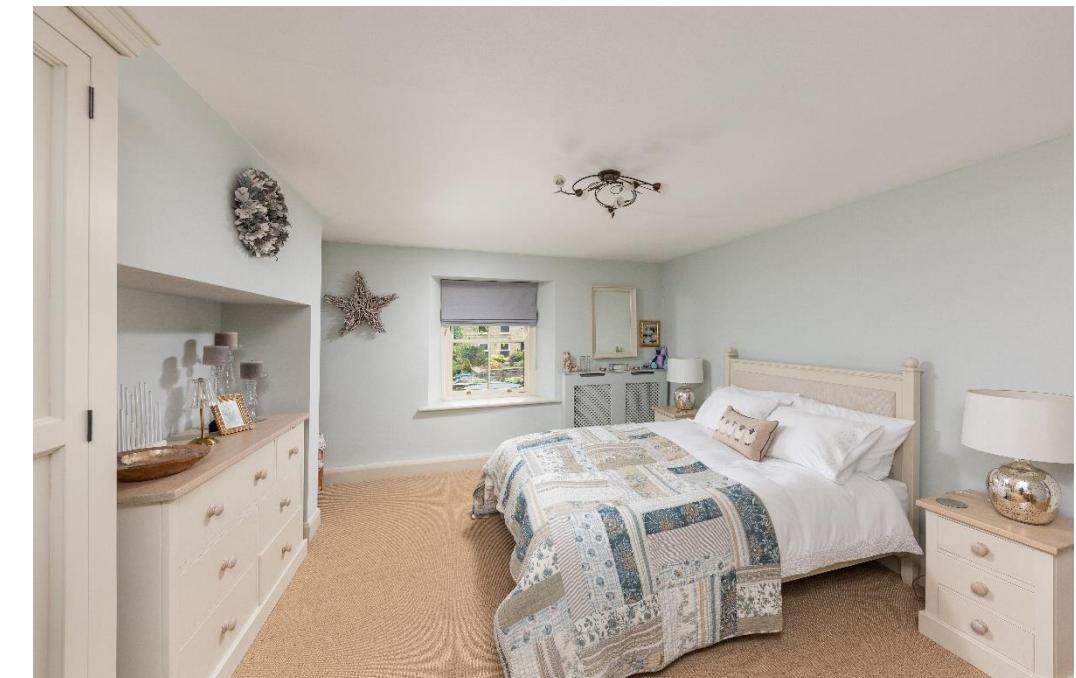
Holly House provides very unique and impressive accommodation with access at the high level through the courtyard garden, leading into a lobby connecting to the family farmhouse kitchen, superbly equipped with Neptune hand built bespoke cabinetry and furniture. The cabinets are painted and complemented superbly with integrated appliances; the focal point is undoubtedly the magnificent five oven, electric AGA set into a lovely inglenook recess. The kitchen has feature flooring and beautiful window aspect with views over the gardens. It leads through its large utility and pantry to the orangery which was added in 2014 to a very high standard.

The orangery is again extremely well equipped and constructed with great architectural design and has super views overlooking the rear gardens and enjoys the afternoon and evening sunshine.

Rising from the kitchen are a few stairs which connect to the higher level where there is a beautiful day to day family lounge, a beautiful cosy room with windows overlooking the courtyard below and the entrance of the property. Access leads from the family lounge into the formal sitting room and main reception room to the property which is part of the original house and cottage at the front, looking onto the adjacent village homes. This is a stunning room with exposed roofing timbers and a pitched roof as well as a magnificent rebuilt fireplace with inglenook and central log burning stove. The sitting room is divided into both reception and dining space and the exposed pointed stonework internally is a great feature, as well as the exposed roofing trusses and timbers. It has a door that reconnects to the first floor landing where there is a cloakroom wc, and the main staircase that leads down to the lower ground floor. Also from this location are double doors that link to the external staircase and the courtyard adjacent.



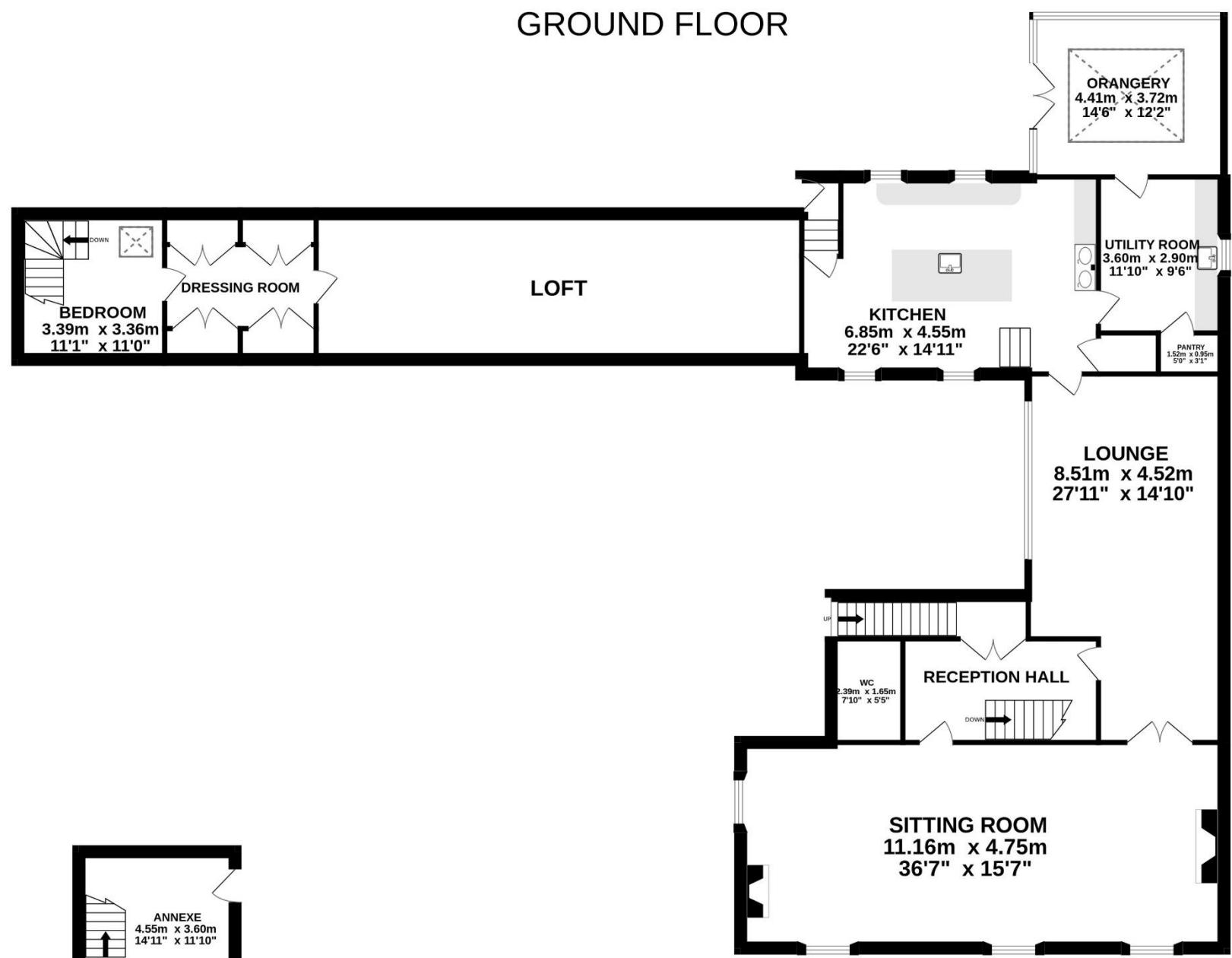
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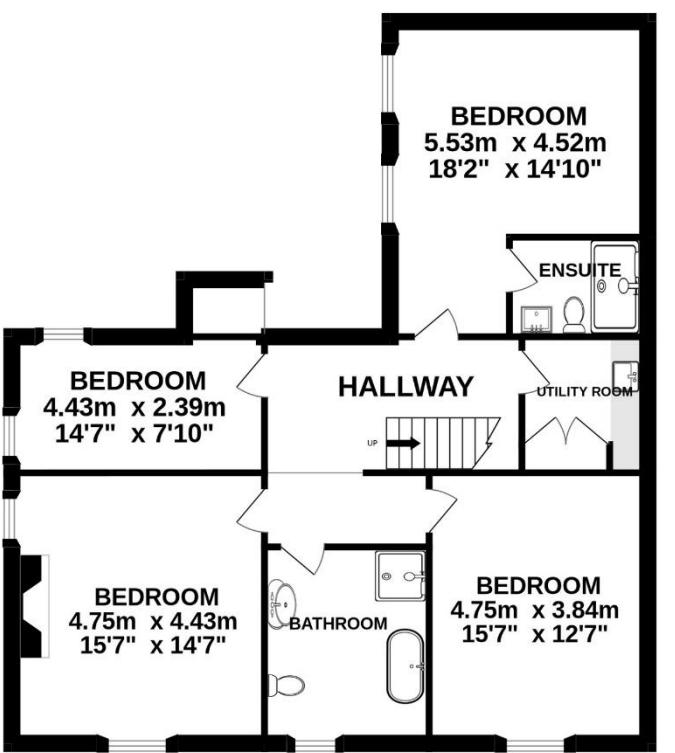
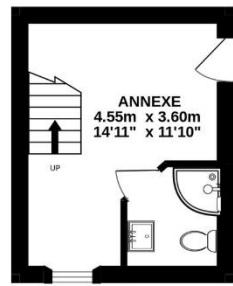




## GROUND FLOOR



## LOWER GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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At lower ground floor level, the house has the benefit of four double bedrooms, one with a luxury ensuite shower room, and the other three double bedrooms with access to the main family bathroom which is beautifully appointed with a roll top feature bath, stunning double shower with beautiful tiling, as well as wash hand basin and fittings. The bathroom and shower rooms have also been fitted with Neptune appliances. One of the bedrooms is currently used as a study and working office but could easily revert back to a bedroom.

On the opposite side of the main entrance to the property is an independent detached annex which has an ensuite shower room and a first floor guest bedroom, as well as access into the eaves and the loft space which is fitted out professionally with wardrobes, wine store and excellent general drawer storage space; this loft extends and connects into the roof of the kitchen. Adjacent to the annex is a further general store and potting area with access from the gardens.

This annex is ideal for visiting relatives or as a working office, but equally has great attraction for those who may want a small income from an Airbnb letting opportunity.

The house has the benefit of oil fired central heating with the utility room next to the bedrooms at lower ground level well equipped and fitted with a quick recovery, high capacity hot water cylinder giving good, pressurised water to the showers. The property also benefits from Blackthorn double glazed windows which are one of the most well regarded, high quality supplier of windows available in the region, known for their beautiful fittings and lovely joinery, as well as their energy efficiency.

Holly House is well located in the centre of Ovington Village, adjacent to the Winships village bistro and wine bar which attracts a number of villagers due to its high quality food. Its easy accessibility into Wylam and other Tyne Valley locations is highly desirable and the road access from the A69 with its dual carriageway links very well to the market town of Hexham to the west, and Newcastle to the East.

Services: Mains electric, water and drainage | Oil Central Heating |  
Tenure: Freehold | Council Tax: Band G | EPC Rating: E

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