



10 Batt House Road

Stocksfield





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Immaculately Presented & Substantial Detached Family Home Offering Three Wonderful Reception Rooms Including a Magnificent Open Plan Living, Dining and Kitchen Space, Family Room & Drawing Room, Home Gymnasium, Seven Bedrooms, Six En-Suites Including a Beautiful Principal Suite, with Extensive Landscaped Gardens, Detached Double Garage & Paddock.

This is a rare opportunity to purchase a superb and recently renovated detached family home which is ideally positioned on the desirable Batt House Road in Stocksfield. The delightful village of Stocksfield is a popular, attractive Tyne Valley commuter village which is perfectly situated on the south bank of the River Tyne.

The village offers access to local amenities including a range of shops, doctors' surgery, several churches, chemist, garage, post office and sports facilities including Stocksfield Golf and Tennis clubs.

Stocksfield is also placed close to nearby Corbridge which also offers a wide variety of local amenities including a range of artisan shops, a renowned delicatessen, supermarket, a selection of restaurants and inns, doctors' and dentist surgeries, while the excellent Matfen Hall and Close House offer fantastic golfing and leisure facilities.

Price Guide:

Guide Price £2,950,000

7 3 6 E







The property itself was first purchased by the current owner in 2016 and has since undergone a complete transformation where it was re-designed and fully re-furnished to its current exceptional standard throughout and offers extremely versatile accommodation which is set out over three floors. This beautifully presented and prestigious residence occupies a stunning plot which extends to approximately 4.5 acres in total, with principal reception rooms facing west to maximise light and enjoying lovely views over formal lawns and surrounding woodland.

The incredible private gardens comprise of several lawned areas with well stocked mature borders, with a separate 1.2 acre paddock with stables for 2 horses and a woodland dene with stream backing onto open countryside to ensure complete privacy from the outside world.

The internal accommodation comprises: Lobby | Impressive double height entrance hall with original staircase leading to the first floor, ground floor cloakroom and WC | Generous utility/boot room | Spectacular open plan living, dining and kitchen space with bespoke fitted kitchen by Mowlem & Co with open plan living and dining areas overlooking the gardens | A further lounge/snug/office, placed just off the kitchen and perfect for those with young children | Formal lounge/drawing room | Gymnasium with exposed roof timbers | All reception rooms have doors leading onto the gardens

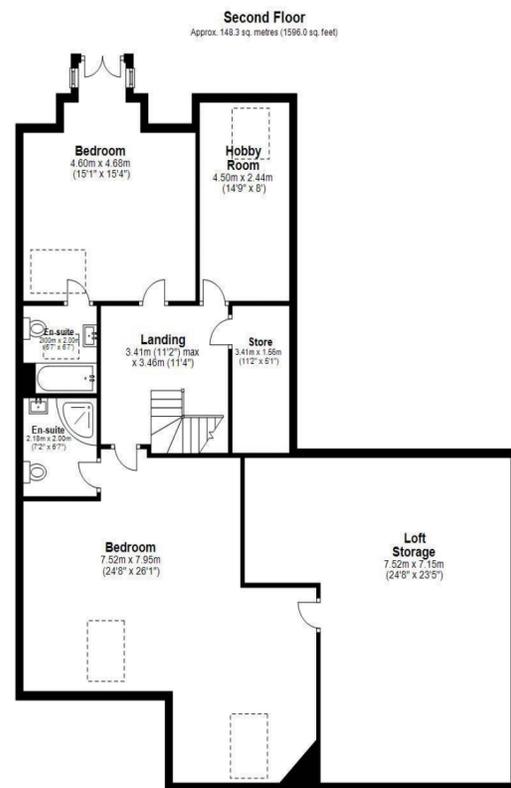
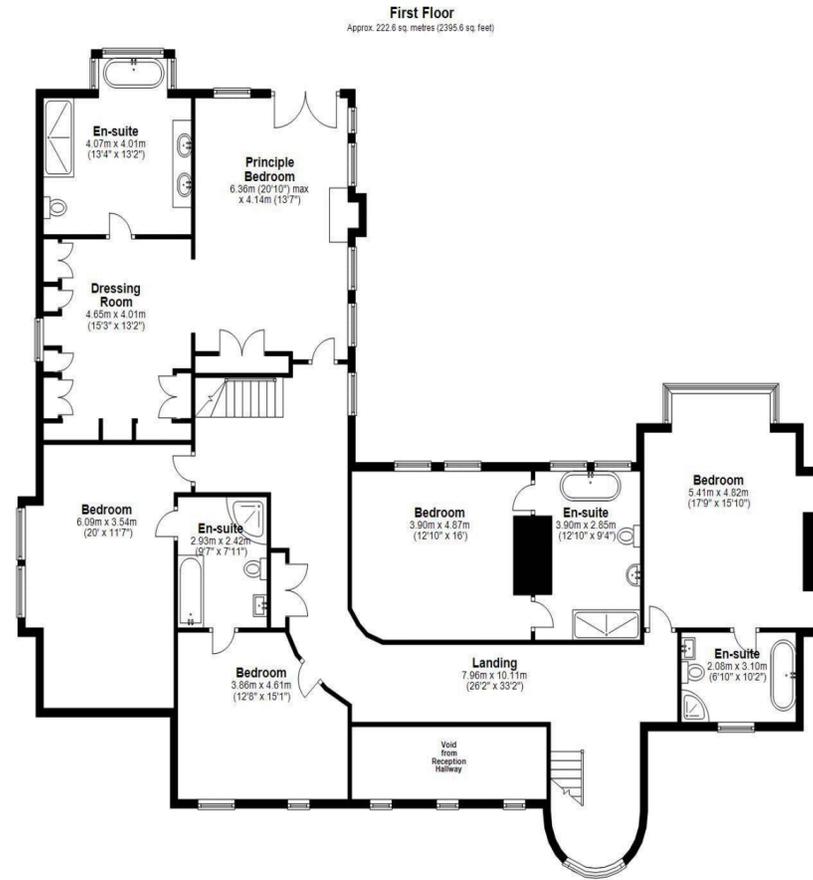
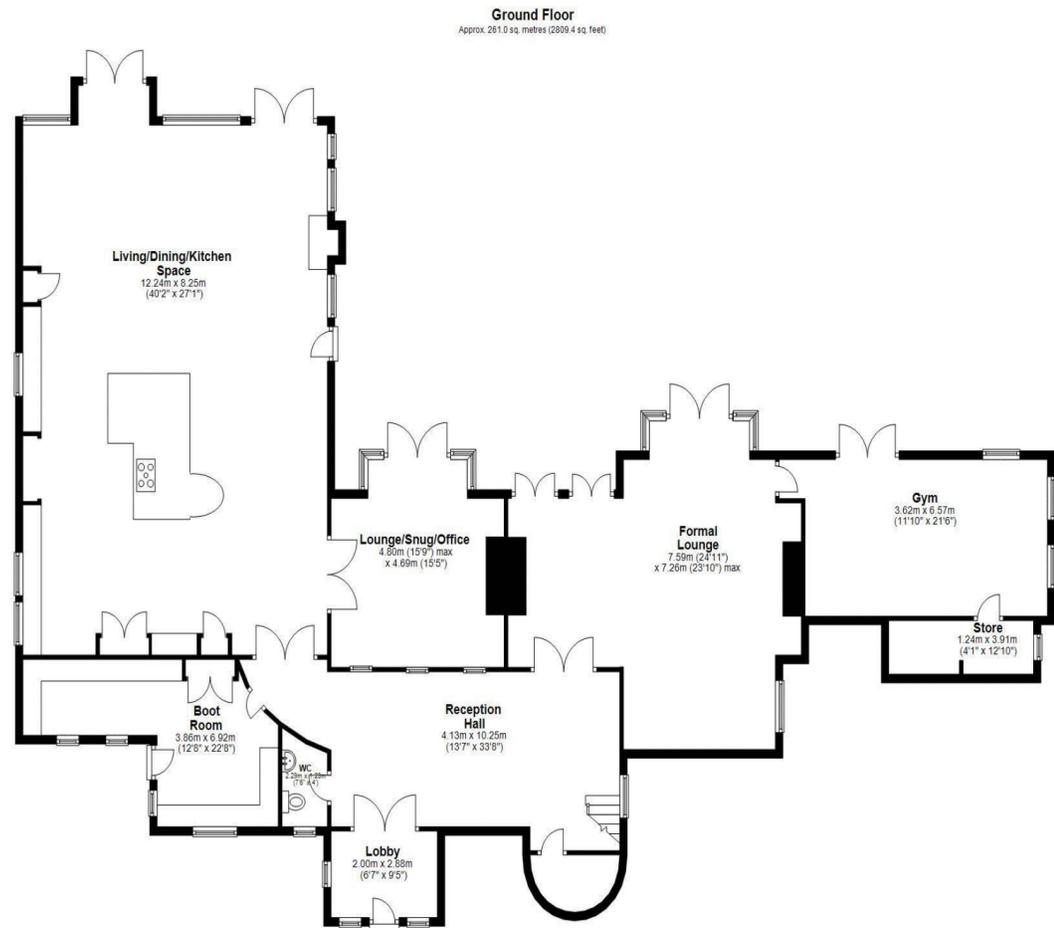


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Total area: approx. 631.8 sq. metres (6801.0 sq. feet)
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The stairs then lead to the first floor landing which is open to the entrance hall | Fantastic principal bedroom suite offering dual aspect views with floor to ceiling windows, fireplace and Juliet balcony. This beautiful suite features a fully appointed dressing room leading onto a stunning en-suite with dual sinks and bathtub overlooking the private gardens | Four further double bedrooms with beautifully appointed en-suite bathrooms from 'Villeroy & Boch'

Second floor: two double bedrooms, both with en suites from Villeroy & Boch | Hobby room | Extensive loft storage The extensive driveway to the front of the house allows for off street parking for many vehicles whilst a further parking area leads onto a detached double garage, Biomass plant and office above.

This incredible period property excels with its style and presentation and viewings are strongly advised to fully appreciate the size and quality of accommodation on offer.

Approximate Mileages Stocksfield Station: 1.8 miles | Corbridge: 7.3 miles | Hexham: 9.1 miles | Newcastle City Centre: 14.0 miles | Newcastle International Airport: 17.0 miles Services: Mains gas, electricity, water and drainage | Tenure: Freehold | Council Tax: H | EPC Rating: E



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rare!
From Sanderson Young