



# Willowbridge Manor

12A Batt House Road, Stocksfield





## Willowbridge Manor, 12A Batt House Road Stocksfield, Northumberland NE43 7RA

**An impressive four bedroom, contemporary detached home, with generous gardens of just under 0.5 acres and an attractive, open, rural rear aspect, gated driveway and detached triple garage - superb high specification and luxury finish throughout.**

Willowbridge Manor offers a great opportunity for a modern detached family home, in a fabulous location in Stocksfield with easy access to the A69 and A1 for commuting throughout the region.

The magnificent contemporary home was built in 2018, in a beautiful private garden site off Batt House Road, with well proportioned and generous accommodation of approx. 461 sqm set over three floors - the house has been finished to a superb standard with design features including; Sonos sound system and integral entertainment system connecting five hard-wired TV outlets throughout the property, under floor heating to the ground floor and bathrooms/ensuites, fabulous German bespoke fitted kitchen/breakfast room and oak flooring, staircase and internal doors.

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### Price Guide:

Guide Price £1,100,000

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 4  5  4  B









**Ground floor** - Entrance portico | Magnificent reception hallway with full height ceiling and galleried first floor landing Cloakroom/wc | 24ft Sitting room with contemporary feature fireplace and French doors to the study/home office | Versatile home office with French doors opening to patio and garden Cinema room with projector, cinema screen, surround sound and luxury cinema seating (cinema equipment and fixtures by separate negotiation) | Superb 22ft orangery with glass atrium roof and excellent natural light from the triple aspect windows and bi-fold doors to the garden - currently configured as a games room with bar area | Contemporary kitchen/breakfast room with central island and integrated appliances | Dining room/5th reception room | Utility room

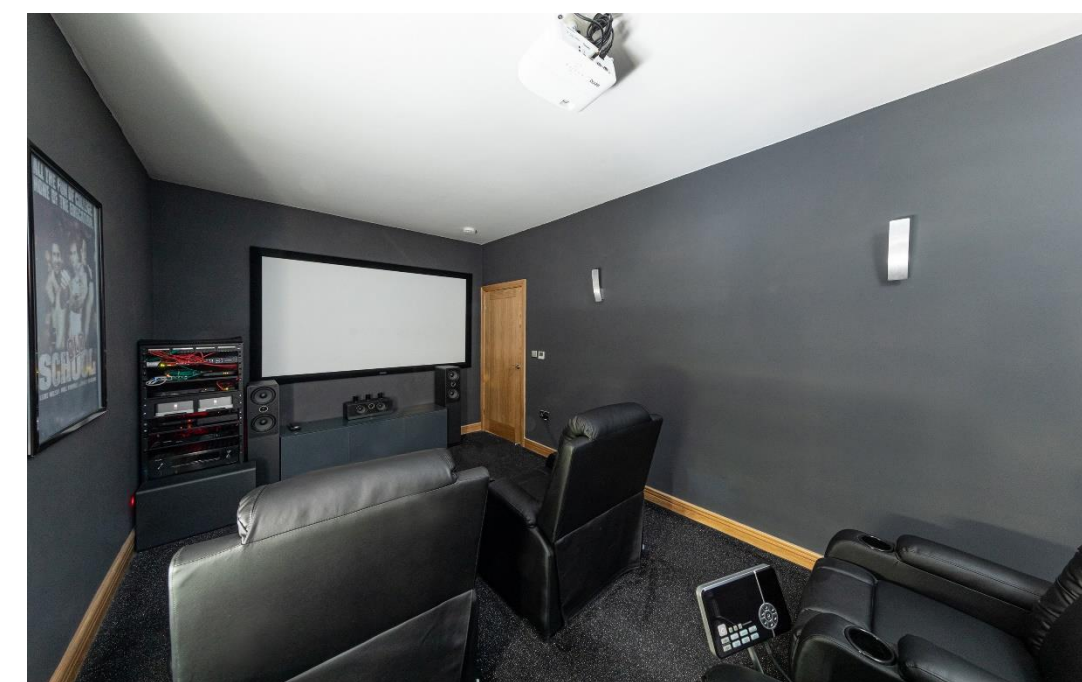
**First floor** - Impressive first floor galleried landing with a continuation of the staircase to the second floor | Superb principal bedroom with a full height vaulted ceiling giving a real feeling of space and light | Walk through dressing room with fitted storage | Luxury ensuite bathroom with roll top bath, separate walk in shower and twin wash hand basins Guest double bedroom | Ensuite shower room/wc | Third double bedroom with access to the bathroom as an ensuite Excellent well appointed family bathroom with bath and separate shower

**Second floor** - Second floor landing with large 19ft walk in storage cupboard | Versatile second floor leisure room/gym or large bedroom suite | Shower room/wc

**Externally** - The house is approached via an attractive pillared entrance with electric gates, leading to a long driveway and generous parking area. There is a detached triple garage with power, lighting and plumbing and a sink area to the corner.



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Total area: approx. 461.6 sq. metres (4968.3 sq. feet)

Ground Floor



Total area: approx. 461.6 sq. metres (4968.3 sq. feet)

Garage



Total area: approx. 461.6 sq. metres (4968.3 sq. feet)

Second Floor



Total area: approx. 461.6 sq. metres (4968.3 sq. feet)



The gardens are lawned for easy maintenance with a lovely rear aspect overlooking a small paddock/field, and a paved patio terrace ideal for barbecues and entertaining. There is external lighting in place to the house and garage, activated by a timer and photosensor. Outdoor tap and electric sockets.

**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/petrol station, Post Office and sports facilities including a golf course and tennis club. The Painshawfield Estate has been reported to be one of the most attractive housing estates in the North East of England. The village provides an excellent alternative to city life, giving an opportunity to enjoy the rural situation with good access to city and business centres. For the outdoor enthusiast, the beautiful surrounding Northumberland countryside offers stunning views and excellent walks. Nearby Corbridge has a wide variety of local amenities including a range of artisan shops, a renowned delicatessen, supermarket, restaurants, inns, doctor and dentist surgeries, community services and a garage, while Matfen Hall Hotel 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 available in Prudhoe and Hexham. In addition, Mowden Hall Preparatory School provides private education from nursery up to 13 years, and there are several private day schools in Newcastle.

**Approx. distances** - Corbridge 6.5 miles | Hexham 9.2 miles  
Newcastle city centre & International Airport 13.5 miles  
Stocksfield Railway Station 1.8 miles

**Services** - Mains gas, electricity, water and drainage | Tenure: Freehold | Council Tax Band: G | EPC Rating: B



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rare!  
From Sanderson Young

