



Price Guide: £4.95 Million

# Springfield House

An Exceptional Country Residence in the Heart of Corbridge

*“Properties of this calibre rarely come to the market in the Tyne Valley. Springfield House combines exceptional design, outstanding craftsmanship and wonderful gardens to create a truly outstanding family home in one of Corbridge’s most sought-after locations.”*

- Magnificent period country house dating from 1874, beautifully refurbished throughout with interiors by acclaimed British designer Fiona Barratt-Campbell
- Outstanding leisure and entertaining facilities including cinema room, temperature-controlled wine cellar and all-weather tennis court
- Circa 2.8 acres of private landscaped gardens and grounds in the heart of the prestigious Tyne Valley village of Corbridge
- One-of-a-kind twin turret treehouse commissioned by the designers behind the iconic Alnwick Garden treehouse
- Exceptional open-plan kitchen, dining and family space with bespoke cabinetry, electric AGA, twin Gaggenau ovens and orangery extension
- Six beautifully appointed bedrooms including an impressive principal suite with dressing room and luxury marble ensuite

**Services:** Mains electricity, gas, drainage and water. Gas central heating

**Council Tax:** Band H

**EPC:** Rating C

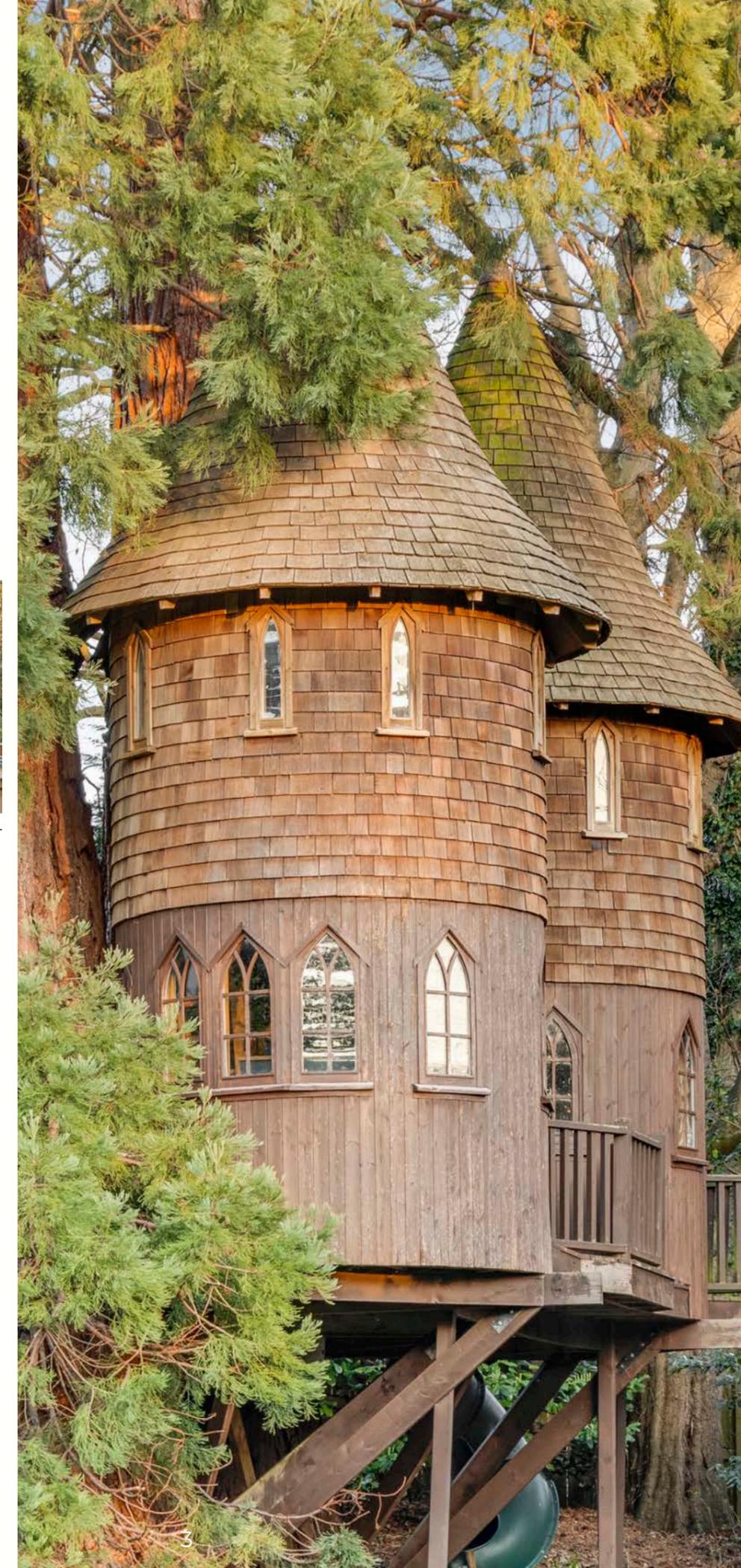
**Tenure:** Freehold



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From Sanderson Young

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Occupying a private position in the heart of Corbridge, this magnificent country house is situated within stunning gardens and grounds of circa 2.8 acres, benefitting from a fabulous raised Sandstone patio terrace, tennis court and a one of a kind twin turret treehouse, commissioned by the same company responsible for the iconic treehouse at The Alwick Garden.

Originally built in 1874, Springfield House has been beautifully refurbished throughout, in collaboration with acclaimed British designer Fiona Barratt-

Campbell. Every aspect has been carefully considered, with contemporary interiors complementing the home's original period features.

The property is accessed through electronic entrance gates leading along a curving, tree-lined tarmac driveway up to the front of the property and a parking area for multiple vehicles. The front entrance portico offers decorative stone pillars and an impressive front door, which opens into the entrance hall.





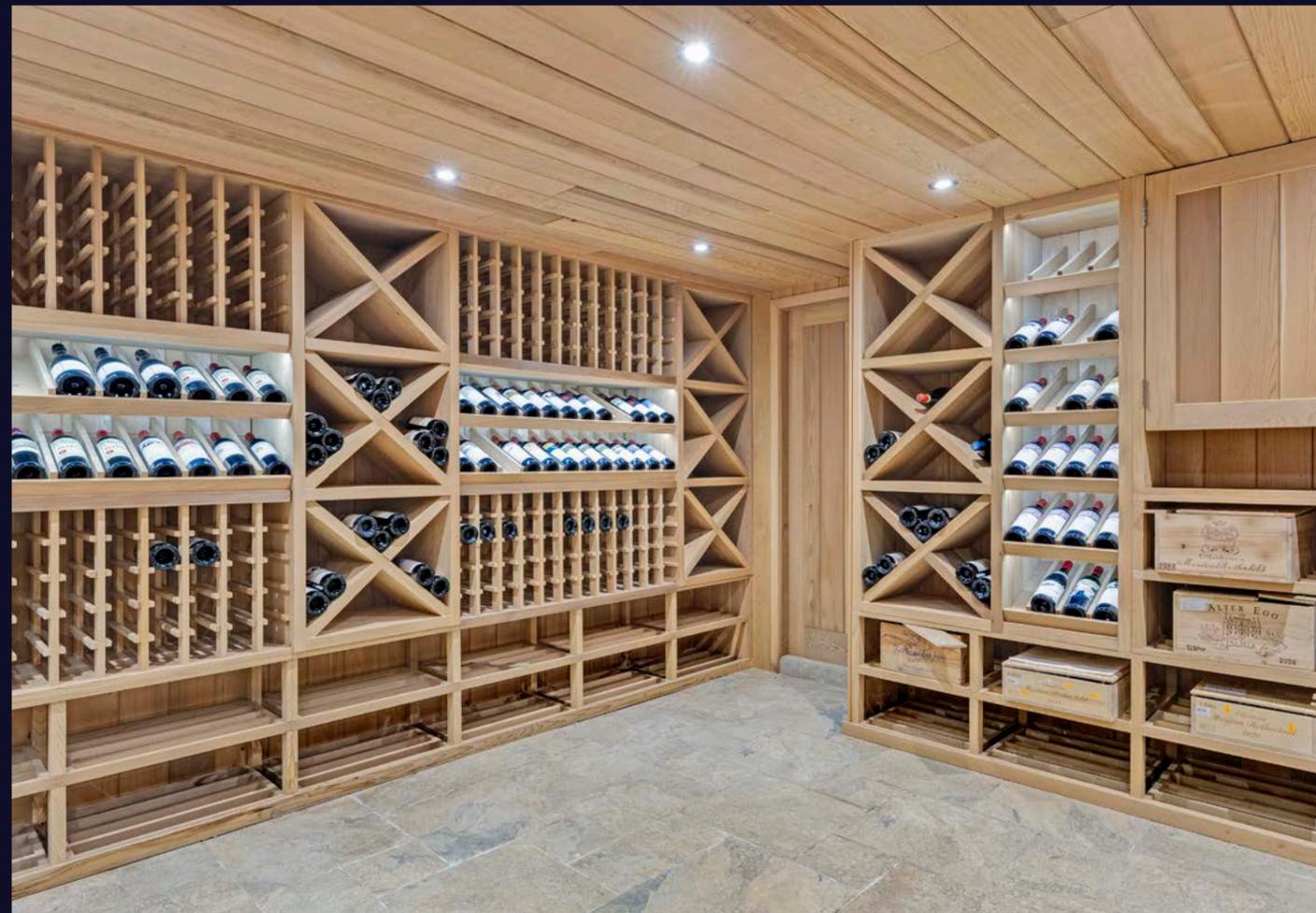
# A Home of Character and Craftsmanship

The entrance hall immediately sets the tone for the exceptional interiors, featuring elegant period detailing including tall ceilings and ornate architraves, alongside high-quality contemporary lighting. A stunning library and seating area features bespoke bookshelves and integrated storage, with French doors opening directly onto the terrace.

From the entrance hall, access leads into the drawing room with its lovely bay window, fitted shelving and beautiful period fireplace. This room also showcases a distinctive cork feature wall, adding warmth, texture and character to the space. To the opposite side of the entrance hall is the study, overlooking the beautifully manicured gardens and fitted with a range of bespoke cabinetry and integrated storage.

From the entrance hall, a hidden staircase leads down to an immaculate, humidity and temperature-controlled wine cellar. This exceptional space features extensive cedar wine racks and paneling to the walls and ceiling. Illuminated central display racks provide both visual impact and practical access, offering storage for approximately 2,000 bottles, making it a truly impressive feature for any discerning wine collector.







THE KITCHEN

# The Heart of the Home

Returning to the entrance hall, access then leads into the stunning kitchen, dining and family room/snug, which is the main focal point of the home, and offers the real 'wow' factor.

Redesigned to an exceptional standard, the kitchen now offers bespoke cabinetry, electric AGA and twin Gaggenau ovens, as well as a large island with richly veined quartz worktops and suspended quartz silver pendant lighting. A hand-crafted bronze feature wall perfectly completes and reinforces the sense of quality throughout this space.

The kitchen area is then open to the orangery extension with Crittall style doors opening onto the rear terrace, a large bay window, and a fabulous skylight, all bringing in plenty of natural light. A polished quartz chandelier complements the specialist plaster feature wall.

The family space/snug offers a lovely space with a feature fireplace, and access is provided to the wine store, which has been finished in reclaimed stone.

A generous utility and laundry room sits discreetly behind the kitchen, with access to the private gym and shower suite.







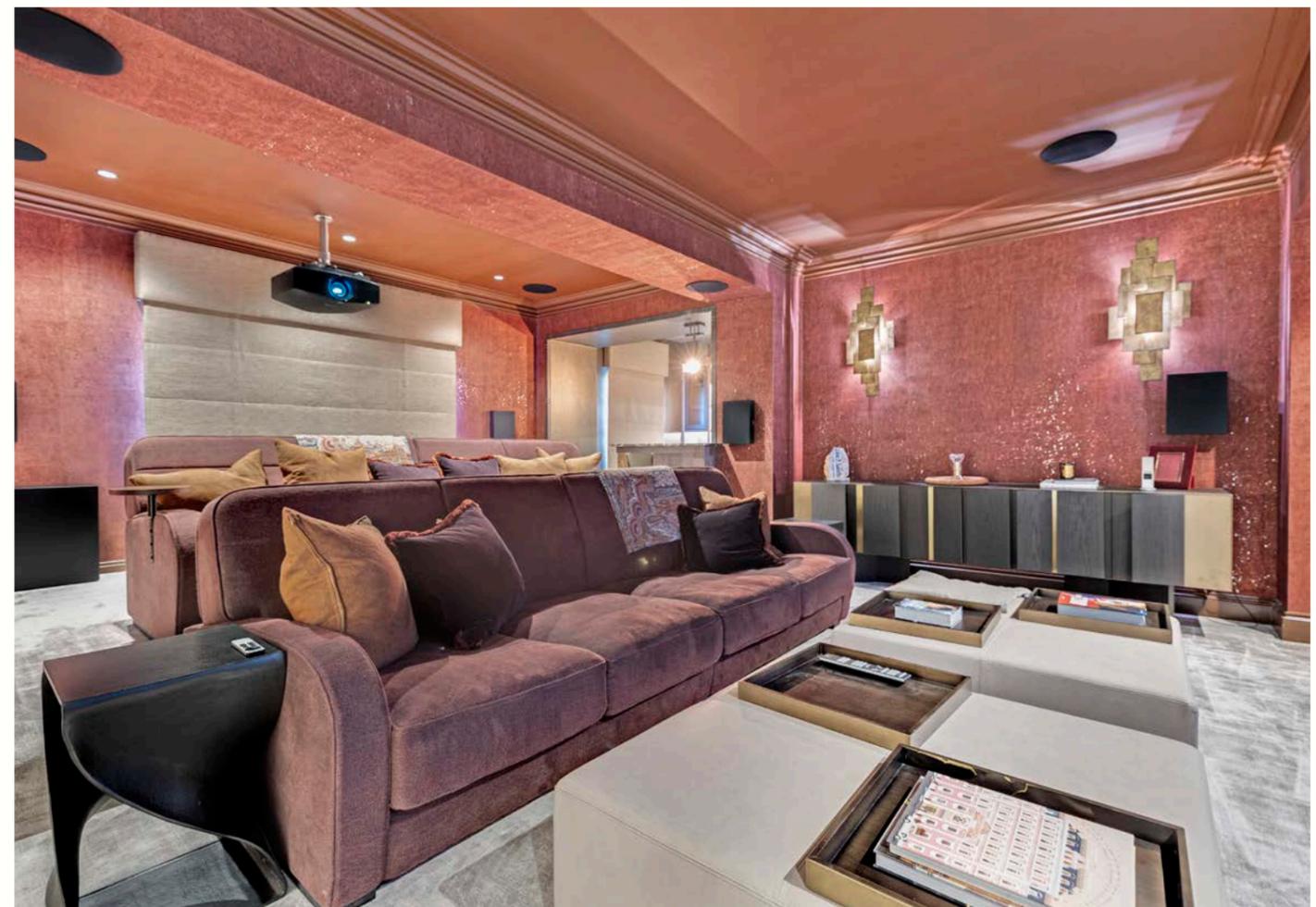
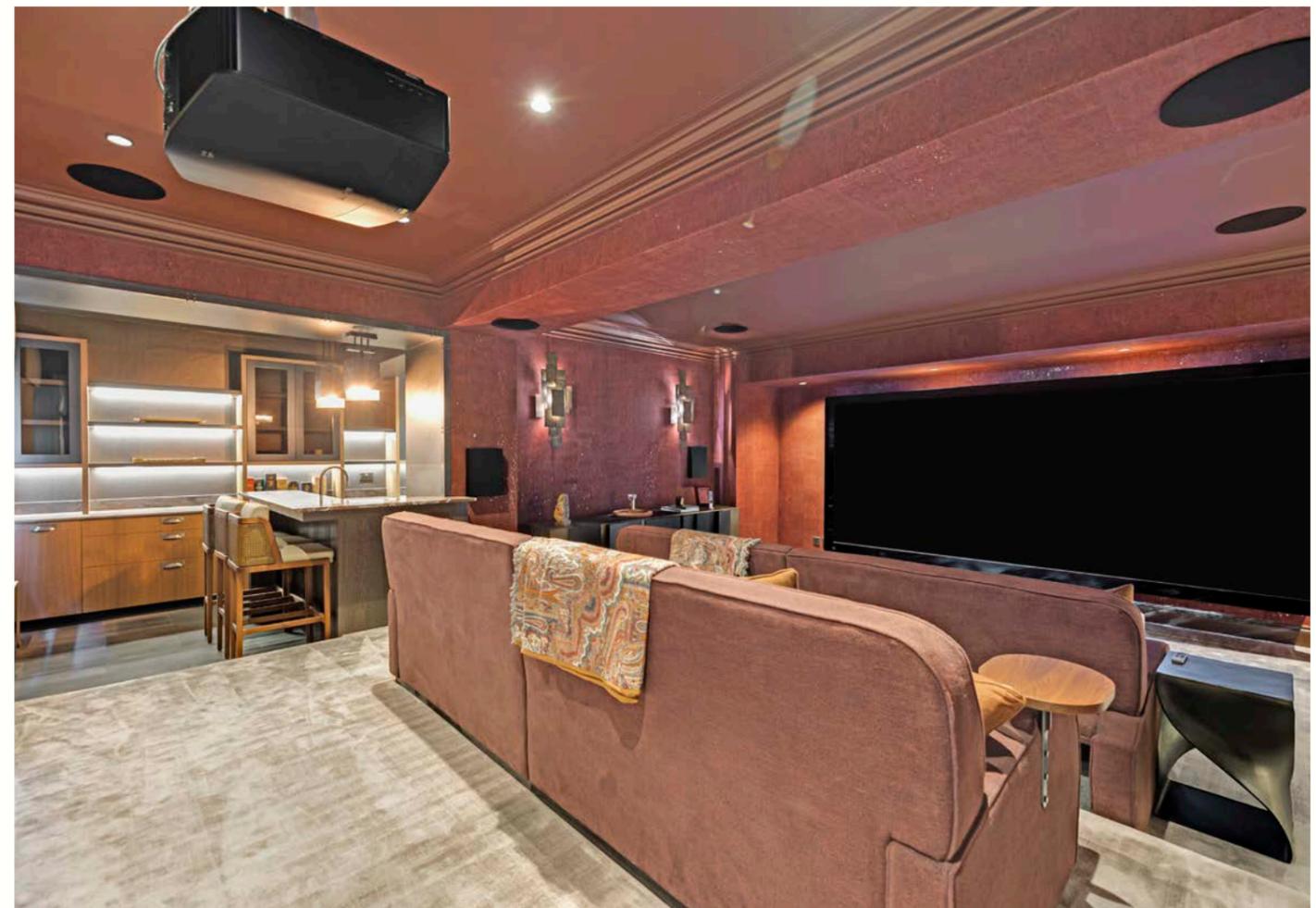
# Private Cinema & Entertainment Space

A connecting lobby from the entrance hall leads through to the cinema room, offering an exceptional 200 inch projector screen to one wall with double row seating. To the corner of this room is a cocktail bar with barstools, illuminated shelving, fridge, dishwasher and draught ale hand pump. The perfect space for a movie night with friends and family. State-of-the-art lighting, AVIT systems and electrically controlled blinds ensure a truly immersive cinema experience.

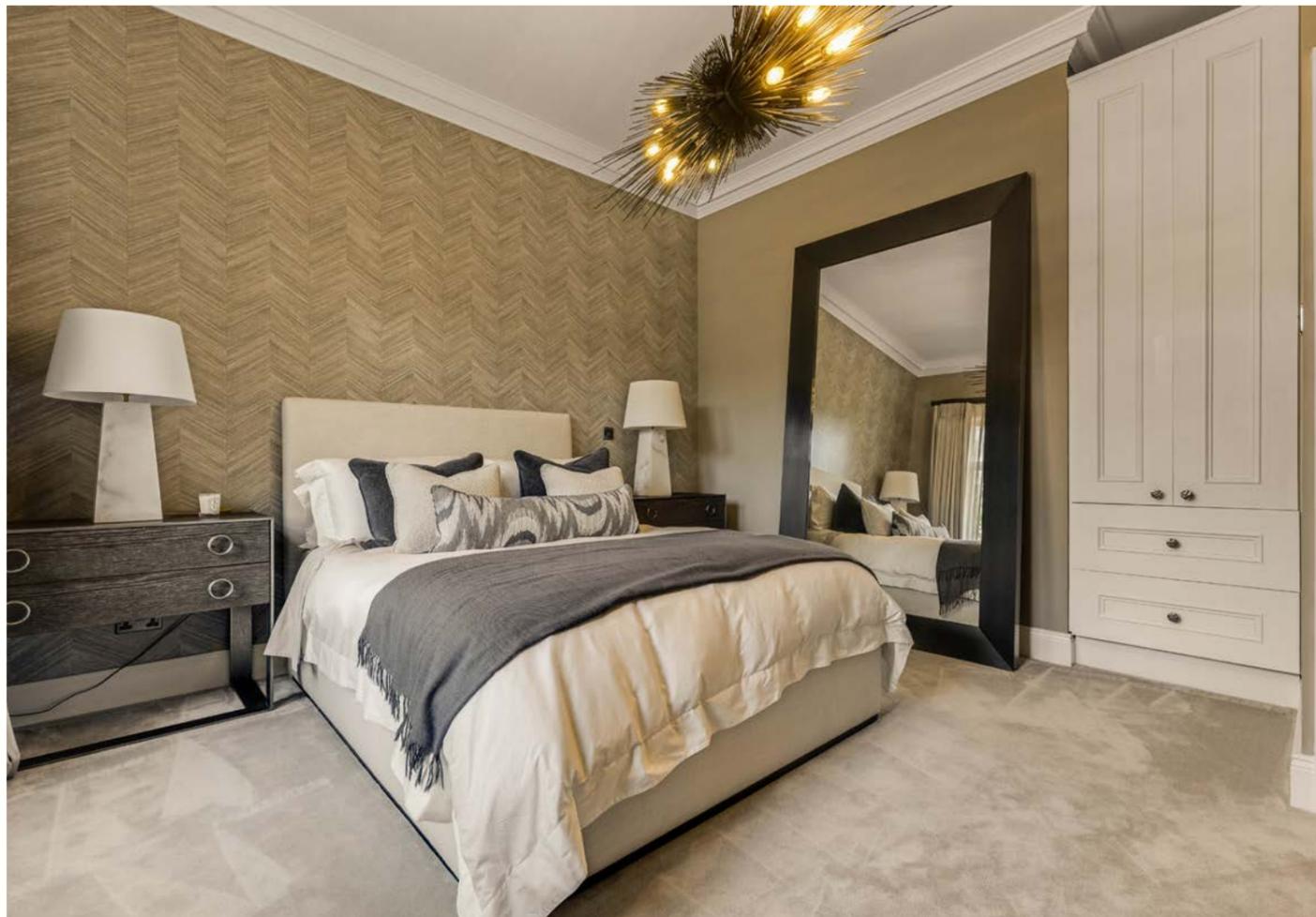
A sweeping staircase then leads up to the galleried landing and split level first floor, leading onto six

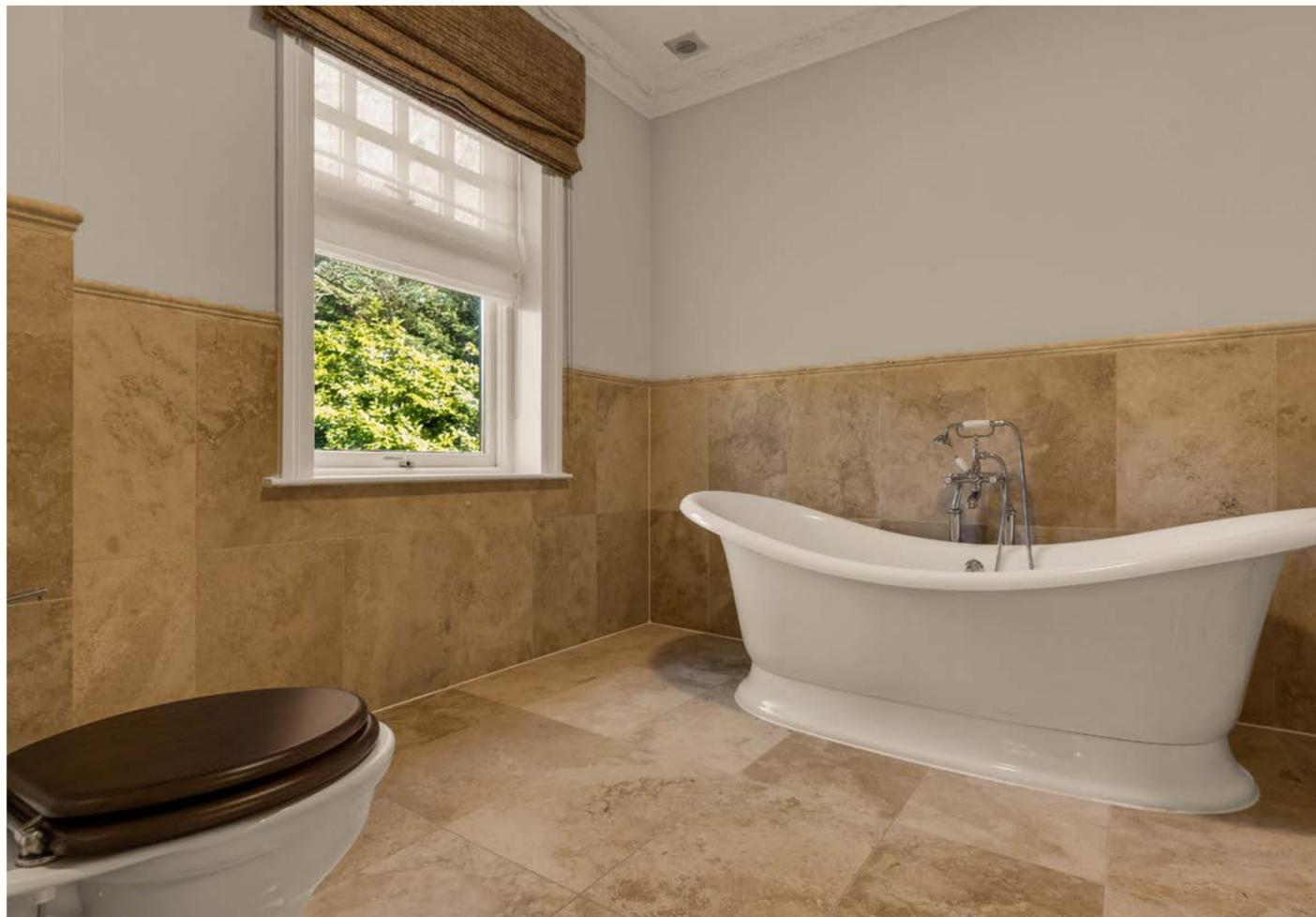
bedrooms, all benefitting from bespoke furniture and fittings, and four of which offer ensuites with Villeroy & Boch fittings.

The principal suite is highly impressive with its large double bedroom with a Juliet balcony, with a lovely view over the gardens, a fully fitted dressing room with a central seating area and an abundance of storage space, as well as a luxury ensuite bathroom with an Italian marble feature wall, freestanding bath and rainfall shower. The family bathroom is also finished to a lovely standard and serves the final bedroom.













# Gardens, Grounds & Outdoor Living

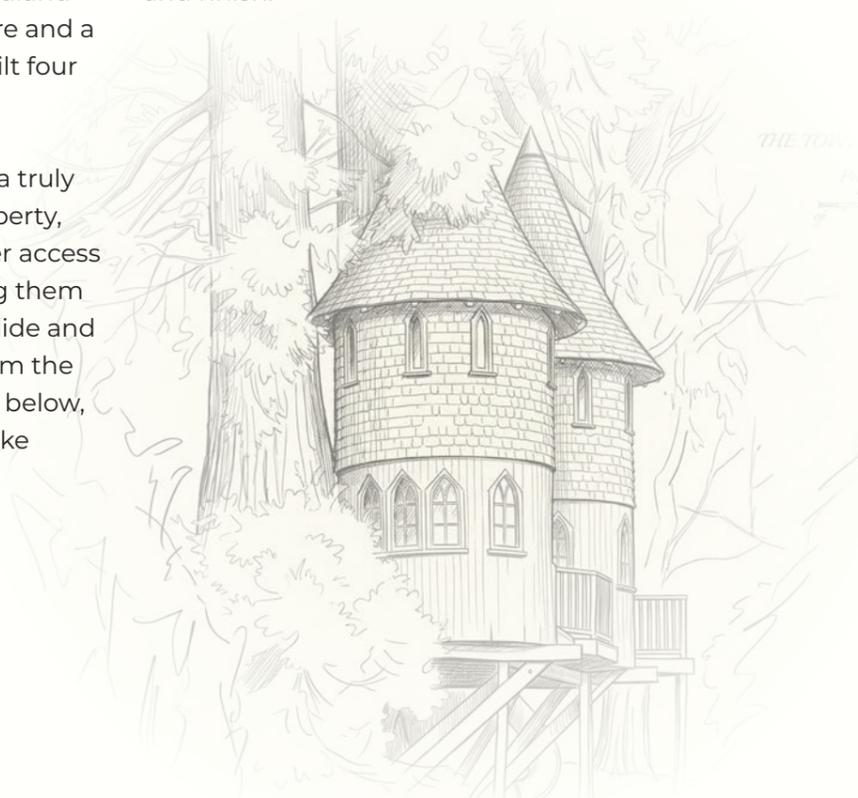
Externally, Springfield House is surrounded by stunning gardens and grounds with manicured lawns, mature trees and shrubs offering great privacy, as well as its all-weather tennis court. The elevated terrace is perfect for entertaining with multiple seating areas, big green egg BBQ & pizza oven, corten fire pits and hot tub.

There is also a large greenhouse, rear courtyard, private woodland walk area, a gardener's store and a shed, as well as a newly built four car garage with WC.

The twin turret treehouse, a truly special addition to the property, offers two floors with ladder access inside and bridge adjoining them on the high level. A spiral slide and fireman's pole descend from the structure to the main lawn below, creating a magical castle-like retreat for children.

A comprehensive home system for media and TV zones, mood lighting, heating CCTV and security systems only further adds to the quality that is seen throughout this home.

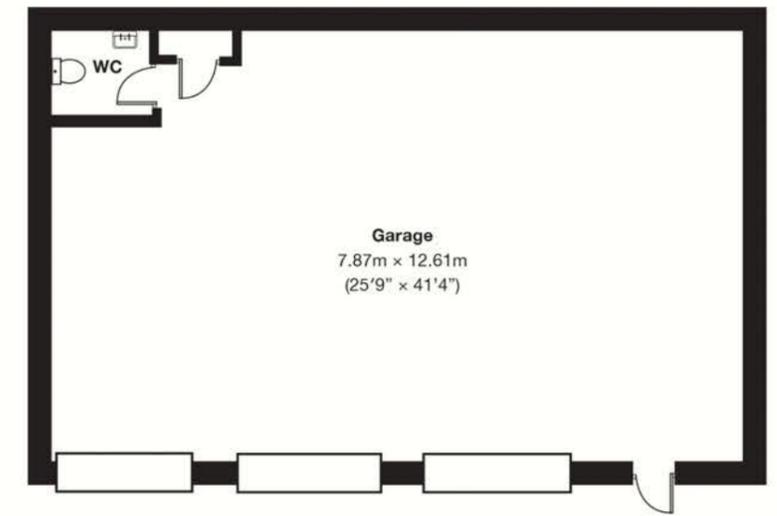
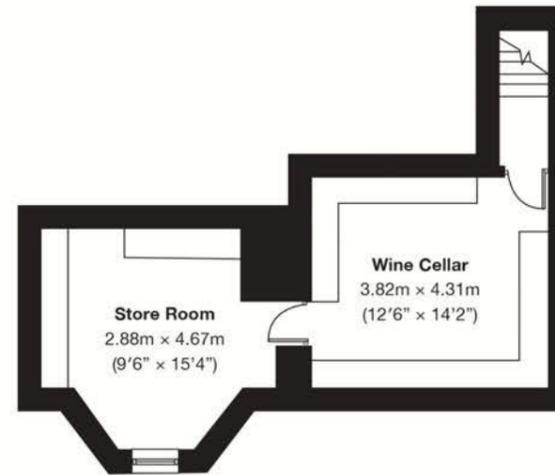
Springfield House is a truly special home and is finished to an exceptional level that is rarely seen within the local area. Viewings are strongly recommended to fully appreciate the accommodation and finish.

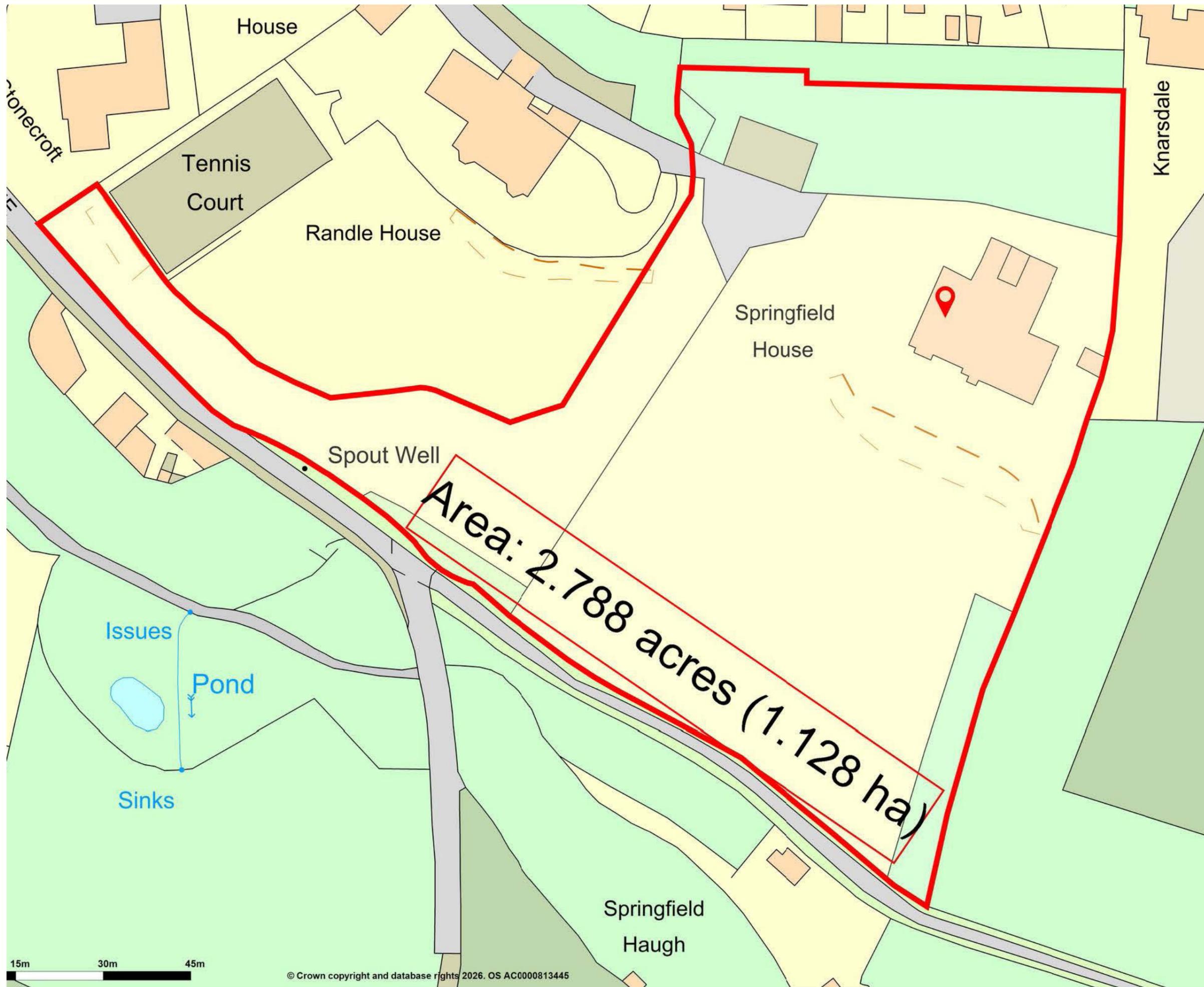






# Site & Floor Plans





Corbridge is regarded as one of the most prestigious residential areas within the Tyne Valley offering a wide range of amenities including shops and restaurants, local schooling, as well as a doctors and dentist surgery.

The A69 is easily accessible for commuting into Newcastle to the east and Carlisle to the west, as well as the railway station also connecting to Newcastle and Carlisle main railway stations. Newcastle International Airport is approximately 20 minutes away.



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