



rare! From Sanderson Young



Tinklers Bank Foot
Station Road, Corbridge



Guide Price £1,100,000

Wonderful Stone Built & Detached Period Family Home Boasting Three Reception Rooms, Stylish Re-Fitted & Extended Kitchen/Diner, Five Bedrooms, Delightful Side & Rear Landscaped Gardens & Large Detached Annex!

Tinklers Bank Foot is a beautifully presented and substantial period detached family home which occupies a lovely private garden site of approximately ½ an acre and is set towards the edge of the much sought after and delightful village of Corbridge, Northumberland. The property offers generously proportioned accommodation which has retained much of the original character one would expect from a property of this age and style. The original body of the house dates back to the mid 1700's and was utilised as the local farmhouse for the area. The residence has since been remodelled and extended to a lovely standard, taking in all the needs of modern living to create a fabulous family home. The property itself is accessed from Station Road and offers a wide gravelled driveway which provides adequate off road parking for two vehicles with access to the front garden with dwarf walled and hedged boundaries. A private pedestrian gate with secure entry phone system gives access to the side garden which offers a pathway to the main house.

The internal accommodation comprises : Reception hallway with solid wood flooring, ground floor guest WC and staircase leading to the first floor | Lounge with dual aspect, period fireplace and French doors leading to the front garden | Dining room with exposed beams and inglenook fireplace and west facing window | Snug/family room with dual aspect and multi-fuel burning stove which is open to a beautifully appointed, handmade and painted 'Neptune' kitchen which incorporates stylish wall and base units, silestone work surfaces, new Aga with concealed extractor hood, central island with breakfast bar, integrated appliances with French doors leading to the rear terrace and gardens | Utility/boot room with a comprehensive range of units and external access door to the rear courtyard | The stairs lead to a spacious first floor landing which gives access to five bedrooms | The principal suite, which was extended in 2016, is accessed via large dressing area with cast iron fireplace, is a comfortable double with views overlooking the rear gardens and benefits from a re-fitted, en-suite shower room | Bedroom two is located to the front of the property and is another good double room | Bedrooms three and four are similar in size, one of which has an en-suite shower room | Bedroom five | Contemporary re-fitted family bathroom with four piece suite including a free standing, cast iron/stainless steel bath tub and walk-in shower

The property can also be accessed via a rear lane, which belongs to the property, and is shared with the other adjacent homes. The rear lane gives access to the rear of the property and offers double gates that lead to another gravelled driveway. To the rear of the house is a wonderful and generous detached annex which has been developed by the current owners. The annex, which is being currently utilised as a commercial business, is now double glazed and has electric heating, power and lighting. The internal space consists of two ground floor rooms that are multi-functional and could easily be further converted into a bedroom and living/kitchen space if it is required. A spiral staircase from the main room leads to the first floor which offers a WC.

Externally, the property enjoys stunning, mature and private rear gardens, which are mainly laid to lawn with a large, stone flagged patio seating and entertaining area, generous enclosed vegetable garden with well stocked and raised beds, stone built pond, rear courtyard, greenhouse and three timber constructed garden stores with gated access to the rear lane. Immaculately presented throughout, with gas 'Combi' central heating, underfloor heating to the ground floor and new timber sash replacement windows, this beautiful, period home simply demands an early inspection and early viewings are strongly advised.

Services: Mains gas, electricity, water and drainage | Tenure: Freehold | Council Tax Band: F | EPC Rating: C

** This property was flooded in 2015 but the owners have spent a substantial amount of money on flood mitigation and the Environment Agency have completed extensive work to the river defences.





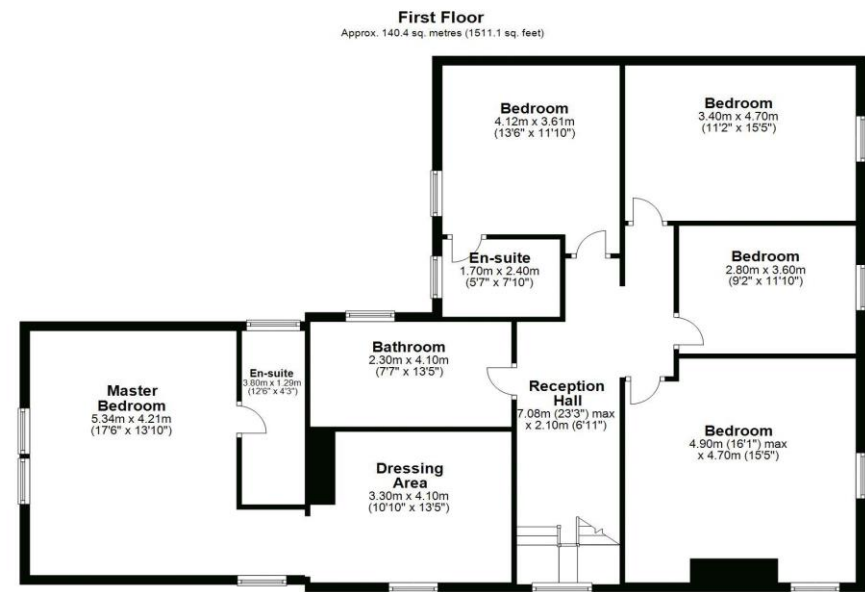
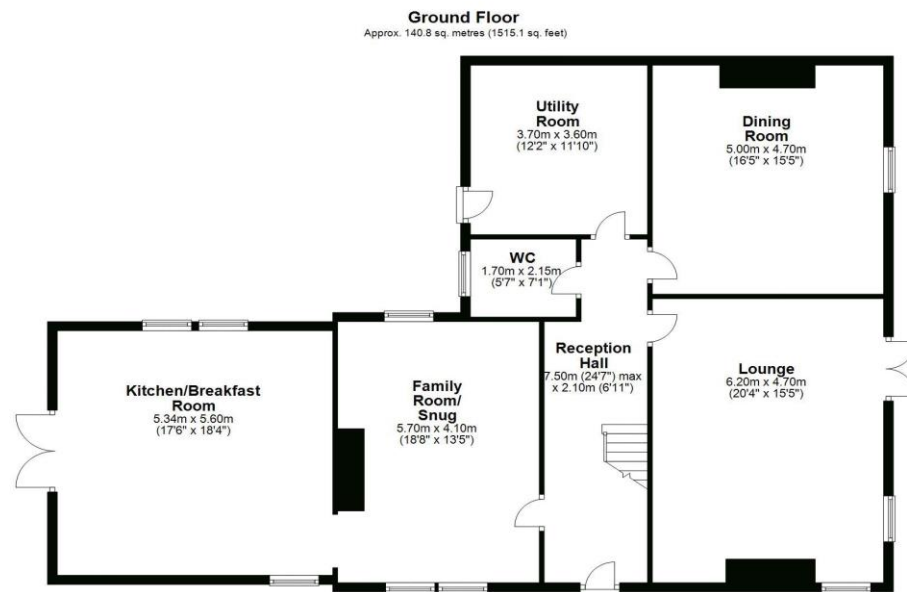












Total area: approx. 281.1 sq. metres (3026.2 sq. feet)
TINKLERS BANK FOOT, CORBRIDGE



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All confidential enquiries to:
rare! Office, 95 High Street, Gosforth, Newcastle upon Tyne NE3 4AA
E: duncan.young@sandersonyoung.co.uk | E: ashleigh.sundin@sandersonyoung.co.uk
T: 0191 2233500 | www.sandersonyoung.co.uk