

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

1 NETHERTON HALL NEDDERTON VILLAGE NE22 6AS



- 18th Century Listed Building
- Bespoke Breakfasting Kitchen
- Cellar, Garage & Gardens

- Six Bedrooms & Two Reception Rooms
- Ample Space For Home Office
- No Further Chain

Price £495,000

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A versatile six bedroom, Grade II Listed Building, believed to date back to the late 18th Century. The property occupies a substantial part of the original Hall and offers spacious accommodation, with an abundance of character having exposed beams to many rooms, window seats to ground floor receptions room and vaulted ceilings to the attic rooms.

Briefly comprising: entrance hall with reception rooms to either side, one used as a dining room with access to the cellar, currently used as a cinema room, the other as a main lounge. To the rear of the ground floor there is a bespoke breakfasting kitchen, cloaks cupboard and a shower room. The first floor accommodates four double bedrooms and a bathroom and to the second floor there are two further double bedrooms, one with a modern en-suite shower room/w.c, any of which could be utilised as a home office. Externally the property has an attractive enclosed garden and a garage with adjoining gym/office accessed through the rear courtyard.

Netherton Hall is located on the outskirts of Nedderton Village, enjoying a surrounding of local farmland and countryside. The Village itself is conveniently positioned for accessing nearby towns including Bedlington, Morpeth (approximately four miles) and Cramlington (approximately five miles) with the A1 for access both north and south less than three miles away.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Stone steps lead up from the front garden to glazed entrance door. The hallway has a wood floor, stairs leading to first floor and a radiator. Beyond the entrance hall is a rear hall with further radiator, cloaks cupboard and rear door to courtyard.



DINING ROOM

16'6" x 13'1" + alcoves (5.05 x 4.01 + alcoves)

A generous second reception room with window to front. Log burning stove in chimney breast. To each alcove there are doors, one providing access to a lower level storage cupboard, the other gives access to the cellar.



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DINING ROOM

CELLAR

15'9" x 9'5" (4.82 x 2.89)

Restricted head height. Currently used as a cinema room with power points and lighting.



LOUNGE

16'5" x 16'1" max. (5.02 x 4.92 max.)

A cosy main reception room with log burning stove to chimney breast. Window to front. Radiator.



LOUNGE

BREAKFASTING KITCHEN

21'9" + alcoves x 12'1" (6.65 + alcoves x 3.7)

A bespoke fitted kitchen with fitted in-frame wall and base units with granite work tops. Ceramic sink with mixer tap. There is also a co-ordinating fitted dresser and breakfast bar. Chimney breast suited to housing a range cooker and further storage to alcoves. The wood floor continues to the hallway and there are two windows to the rear overlooking the courtyard.



BREAKFASTING KITCHEN



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BREAKFASTING KITCHEN



SHOWER ROOM/W.C.

To the rear with low level w.c. and electric shower in cubicle. Radiator. Wood floor. Window to rear.



FIRST FLOOR

LANDING

Windows to front and side. Radiator. Stairs leading to second floor.



BEDROOM ONE

16'8" max x 12'11" (5.09 max x 3.94)

To the front elevation with window. Radiator. Feature fireplace and two walk-in cupboards, one fitted as a wardrobe.



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BEDROOM ONE



BEDROOM TWO

16'6" max x 12'11" (5.03 max x 3.94)

To the front elevation with window. Radiator. Feature fireplace.



BEDROOM THREE

14'1" x 12'2" (4.3 x 3.71)

To the rear elevation with some restricted head height. Window and skylight to rear. Radiator. Fireplace.



BEDROOM FOUR

13'11" x 12'2" (4.26 x 3.71)

To the rear elevation with some restricted head height. Window and skylight to rear. Radiator. Fireplace.



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BATHROOM

Low level w.c., pedestal wash hand basin and free-standing roll top bath. Mains shower in separate cubicle. Window and skylight to rear. Heated towel warmer.



SECOND FLOOR LANDING

Window to front.



BEDROOM FIVE

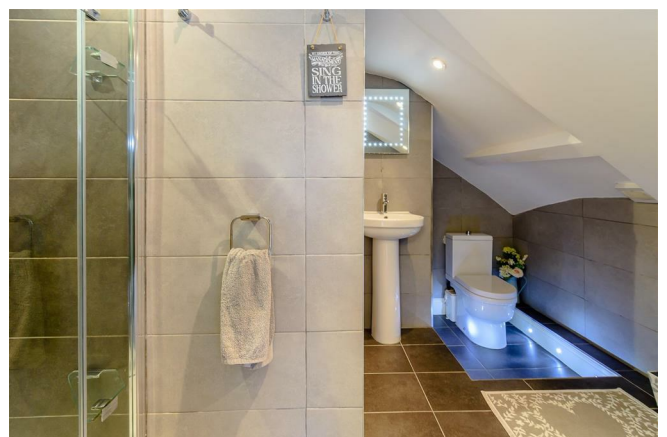
17'8" x 16'8" max. (5.41 x 5.1 max.)

Within the converted attic space with some restricted head height with window and skylight to front. Radiator.



EN-SUITE

Restricted head height. Contemporary en-suite comprising: low level w.c, pedestal wash hand basin and mains shower in cubicle. Tiled floor with recessed lighting. Heated towel rail.



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BEDROOM SIX

17'0" x 16'8" max. (5.2 x 5.1 max.)

Some restricted head height. Window and skylight to front.
Radiator.



EXTERNALLY

The garden is to the front of the property and provides a pleasant lawned area enclosed with wall and hedge row. Within the garden there are a selection of patio areas, established borders and double gates providing access if desired. The rear of the property is accessed by way of a shared courtyard with parking and access to garage. The garage is across the courtyard and has an adjoining room currently utilised as a gym but could also be used as a workspace.

EXTERNAL`

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EXTERNAL



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NOTE

We are advised that the property owns the lane providing access and the rear courtyard. The neighbouring properties are granted a Right of Access and have one parking space each.

FLOOR PLAN

This plan is not to scale and is for identification purposes only.

GENERAL INFORMATION

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are reproduced for general information and it must not be inferred that any item is included for sale within the property.

GOOGLE MAPS - GENERAL NOTE

If you are using Google Maps, satellite or Street View please be aware that these may not show any new development in the area of the property.

VIEWING ADVICE

Advice For Buyers/Viewers - If anyone in the household has or develops symptoms or is self isolating then viewings should not go ahead. Please inform us as soon as possible if this is the case. • Social distancing of at least 2 metres is adhered to at all times. • Viewers will be required to have their own hand sanitiser which is to be applied before, during if necessary and after the viewing. Other PPE such as masks and shoe covers must be worn and a seller may request this as a condition of the viewing. • Only members of one household are permitted to view a property at any one time. It is recommended that this should be no more than 2 adults.



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