




Thirlwell  
Broomhaugh, Riding Mill, Northumberland

**STRUTT  
& PARKER**

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## Moments from the banks of the River Tyne, a charming, stone-built terraced cottage with sheltered courtyard garden

With a wealth of character features, this enchanting property offers the perfect blend of period detail combined with contemporary 21st century styling. Occupying an idyllic setting, with the picturesque landscape of the Tyne Valley as a backdrop, the cottage enjoys convenient access to local amenities, whilst historic Hexham is within easy reach.



**1 RECEPTION ROOMS**



**2 BEDROOMS**



**1 BATHROOMS**



**OUTSIDE**



**GARDEN**



**FREEHOLD**



**VILLAGE**



**672 SQ FT**



**GUIDE PRICE  
£300,000**



### The property

Thirlwell is an appealing home with an attractive façade featuring natural stone, sash-windows and a pastel-toned entrance portal with decorative large slabs forming the architrave surround. Beautiful wood flooring features in the sitting room which is the heart of the home and is centred around a stunning inglenook fireplace, enjoying the warming ambience of the inset log-burning stove. This relaxed setting provides a niche suited to dining and has French doors which offer a seamless transition to the garden outside. Fitted with contemporary high and low level cabinetry, the neatly-designed adjacent kitchen has wooden work surfaces, Metro-tiling at the stove site and integrated appliances. A rear internal door links to a back lobby, where a cupboard offers useful storage and an external door connects to the paved terrace.

The staircase rises to a roomy first floor landing which gives access to the two bedrooms and a stylish shower room featuring vintage-inspired fixtures, parquet flooring and wall panelling.

The principal bedroom provides a calm retreat with a pretty window recess creating an attractive detail within this reclusive sanctum.

### Outside

The cottage is positioned alongside the Methodist Church and the garden offers a pleasing outlook which takes in the arched stained-glass windows of the ecclesiastical building. A paved terrace adjoins the rear of the home, with a second patio setting at the far end, both providing secluded spots to dine and relax in this little haven. A gravelled garden with decorative pebbles, interspersed with planting, connects the two zones, with a pretty timber summer house offering a sheltered nook to enjoy the garden whatever the weather. Timber trellising creates partition within this delightful space and provides a framework for climbing plants.



## Location

Located on the edge of a highly-desirable Tyne Valley village, the cottage is in close proximity to the railway station for train services to Hexham, Newcastle and Carlisle. The village also offers a popular public house with restaurant - The Wellington and a cricket club. The Riding Mill Parish Hall hosts village clubs, events and activities. One of the local attractions is the Riding Mill Stepping Stones which provide an interesting transition across the burn tributary of the river. Just a short drive or train journey away is the historic Roman village of Corbridge where you can while away hours visiting independent gift shops, craft stores, antiques shops and artisan food shops before relaxing in one of the several public houses, bistros or restaurants.

The nearby market town of Hexham, known for its historic abbey, boutique shopping, and vibrant community is also easily accessible by road or train and has a wealth of amenities including GP's, dentists, Hexham General Hospital, high street shopping, leisure

centre, eateries and bars. Supermarkets? Take your pick from Tesco, Waitrose, Aldi or Lidl. They're all here.

Hexham also boasts the Queens Hall Arts Centre which is a cultural hub hosting exhibitions, workshops, family events and plenty of Theatre shows from plays, pantos, music acts and comedy performances.

Road-users are within easy reach of the A69 which offers excellent connectivity to Newcastle and Carlisle for a comprehensive range of retail, cultural and leisure facilities.



## Distances

- Corbridge 3.2 miles
- Hexham 6.6 miles
- Newcastle International Airport 14.3 miles
- Newcastle-upon-Tyne 17.3 miles

## Nearby Stations

- Riding Mill railway station
- Stocksfield railway station
- Corbridge railway station

## Key Locations

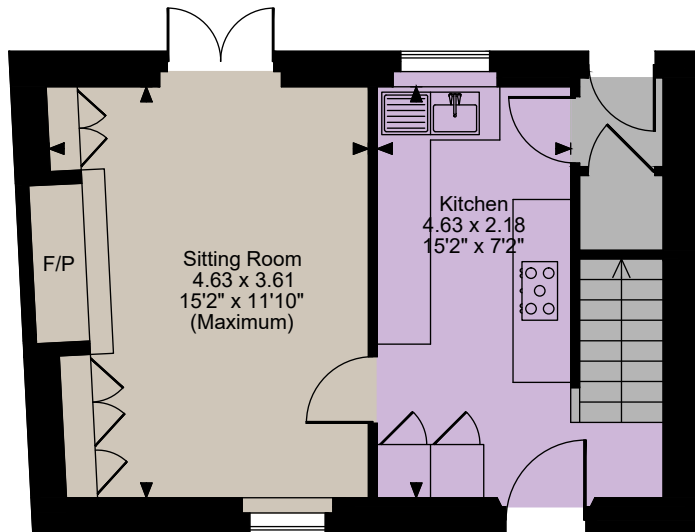
- North Pennines National Landscape (Nature Reserve)
- Northumberland National Park
- Kielder Forest
- Pow Hill Country Park

## Nearby Schools

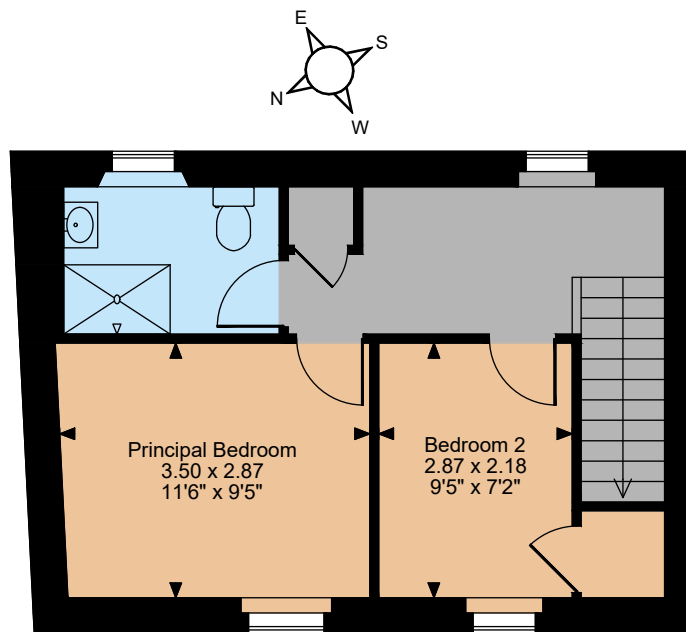
- Broomhaugh CofE First School
- Mowden Hall School
- Corbridge CofE First School
- Broomley First School
- Cornridge Middle School
- Prudhoe High School
- Hexham Middle School
- StJosephs Catholic Middle School
- Queen Elizabeth High School



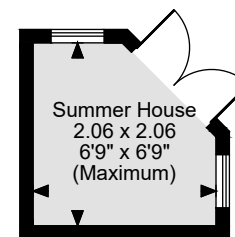




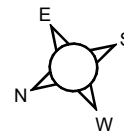
Ground Floor



First Floor



The position & size of doors, windows, appliances and other features are approximate only.  
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## Floorplans

Main House internal area 672 sq ft (62 sq m)  
Summer House internal area 40 sq ft (4 sq m)  
Total internal area 712 sq ft (66 sq m)

For identification purposes only.

## Directions

Sat Nav Postcode: NE44 6EG

what3words: [///tablets.competing.outwit](https://www.what3words.com/#!/tablets.competing.outwit) - brings you to the outside of the property

## General

Local Authority: Northumberland County Council

Services: Mains electricity. Mains gas. Mains water. Mains drainage. Gas central heating

Broadband: Fibre to the Cabinet Broadband is available with download speeds of up to 76mbps (Source: openreach.com)

Mobile phone coverage: Information can be found online - search 'Ofcom Checker'

Council Tax: Band C

EPC Rating: D

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

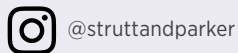
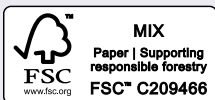
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