



**Woodcroft,**  
Stocksfield, Northumberland, NE43 7SB

**youngsRPS** 

# Woodcroft Stocksfield Northumberland NE43 7SB

A beautiful 5-bedroom detached family home set in glorious grounds that includes stabling, and turn out paddocks, garaging and stunning formal gardens.

- 5 Bedrooms
- Detached family home
- Glorious grounds
- Stabling and turn out paddocks
- Gated entrance with parking
- Woodburning stove
- Roll-top bath
- Garden room
- Energy efficiency rating E (39)



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## DESCRIPTION

The entrance vestibule has a wonderful stained glassed panelled door leading through to the main hallway which has solid wooden floors and a traditional cottage style staircase leading to the first floor, with under stair cupboard. The Hallway continues past the staircase and opens out onto a very welcoming rear entrance / snug seating area with a wood-burning stove and a beautiful full height glazed rear elevation which shows off the stunning view on offer at this beautiful, country property.

The traditional kitchen has wall and base cabinets set around a lovely inglenook fireplace with tiled splash back and an Everhot range set at the heart of the former fireplace. Granite surfaces connect the base cabinets with moulded one-and-a-half sink and drainer with mixer tap and an integrated full height fridge. The kitchen has space for a family dining table alongside a central island unit with a matching marble surface. There is an oversized side window that enjoys a lovely view of the woodland and wide, flowering garden. Off the Kitchen the utility room has tiled floors with base cabinets to one side and wall cabinets to the other, plumbing and space in the base cabinets for a washing machine, Tumble dryer and the oil boiler. The wooden work surface has an integrated Belfast style sink. The Utility room has a rear access and cloaks WC, perfect as a gardens Loo. Triple aspects create a bright family living room, that enjoys a feature wood burning stove with decorative stone chimneys

and surround. This bright and inviting space also enjoys a lovely countryside view across the garden and stabling with French doors which open out onto an enclosed walled garden patio area. The master bedroom has a bay window to the front, fitted wardrobes and a private ensuite bathroom, comprising a bath with shower over, partially tiled walls, WC and wash hand basin. Across the hallway the 2nd bedroom / 2nd reception room has a dual aspect, with a bay window and a side window overlooking the garden. The 3rd and 4th bedrooms are generous children's rooms that can accommodate a double bed if required or be utilised (as the current owner has) as office spaces. The family bathroom is a traditional four-piece suite, with a double shower cubicle with waterfall shower head, WC, wash hand basin and a roll-top bath which sits under the window and looks out to the rear enclosed garden. The 5th bedroom is set to the first floor with skylights. The rest of the first floor is storage areas with access from both the bedrooms and landing into the roof eaves.

## EXTERNALLY

Woodcroft enjoys a picturesque "woodland" garden setting, with stunning rural views enjoyed best from the properties seating areas. The gravelled driveway heads down from the gated entrance, to behind the property and opens out into a walled parking area with space for several vehicles, alongside the detached garage which has an electric roller door. The garage is set in front of the timber stable block that includes 3 stables, hay

store and tack room and gravelled wash areas and access out onto the turn out paddock. The property itself is enclosed by a stunning formal garden that includes raised bedded area and a lovely patio seating area which enjoy the best of the garden setting. Across the driveway there is a wide, flower garden meadow which includes a pond and garden room with decked patio seating area. The flower meadow leads down to Shortycroft gill and across the other side there is an orchard which also benefits from its own road access. The property is surround on the south and east of the main gardens by a turn out paddock which also benefits from separate road access as well as internal gated access.

## LOCATION

Situated in a highly private location near to the sought after villages of Wittonstall and Stocksfield, the property is located close to the local shops, GP practise and garage in Stocksfield, with a full range of retail and leisure facilities as well as major supermarkets available in the Town centre of Prudhoe about 5.5 miles away and Hexham 10.5 miles away. Stocksfield train station offers public transport links to Carlisle and Newcastle and excellent road networks via the A68 and A69 dual carriageway.



## CHARGES

Northumberland County Council Tax Band G

## SERVICES

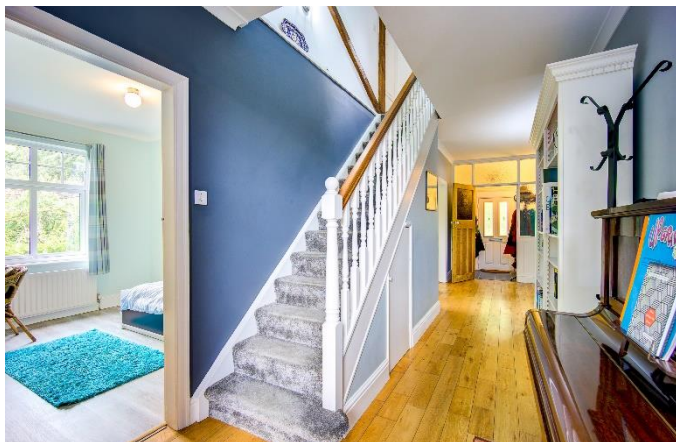
Mains water and electricity. The property has LPG heating and drainage is to a septic tank. The property has solar panels that provide hot water.

## TENURE

Freehold

## FREE MARKET APPRAISAL

We would be pleased to provide professional, unbiased advice on the current value and marketing of your existing home.









Total area: approx. 254.9 sq. metres (2743.9 sq. feet)  
Woodcroft, -

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