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PROPERTIES

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Riding Mill | Northumberland

Southwood

"A Victorian farmhouse set in over one acre of scenic, south-facing grounds, featuring a two-bedroom lodge, and sweeping views over the surrounding countryside"

Riding Mill 1.3 miles | Corbridge 2.5 miles | Hexham 5.9 miles

Newcastle International Airport 16.3 miles | Newcastle City Centre 19.3 miles

SOUTHWOOD

Accommodation in Brief

Ground Floor

Entrance Vestibule | WC | Reception Hall | Kitchen | Pantry | Utility Room | WC

Breakfast Room | Dining Room | Sitting Room | Library | Garden Room

First Floor

Principal Bedroom with En-Suite | Two Additional Bedrooms with En-Suite

Two Additional Bedrooms with 'Jack & Jill' Bathroom | Family Room

Lodge

Ground Floor

Lobby | Sitting Room | Kitchen/Dining Room | Utility/Laundry

First Floor

Two Bedrooms | Bathroom

The Property

Southwood is a beautiful Victorian stone-built farmhouse set amidst two acres of beautifully landscaped, south-facing grounds with expansive views across the surrounding Northumbrian countryside reaching towards Slaley. Situated just a short distance from the sought-after village of Riding Mill, this property offers a peaceful retreat with convenient access to nearby Corbridge and Hexham, both within a 10–15-minute drive.

The interior of Southwood embodies a traditional farmhouse aesthetic, with original features thoughtfully preserved, including decorative cornicing, large sash and bay windows, and period fireplaces. The main reception areas are ideal for both relaxation and entertaining: a generous sitting room, a formal dining room with classic wooden floors, and a charming library fitted with built-in bookcases, bay window, and a warming fireplace.

The rustic country-style kitchen centers around a four-oven Aga and is complemented by bespoke cabinetry. Practicality is thoughtfully addressed with an adjoining pantry and utility room, while a breakfast room offers an intimate space for morning meals. For more formal dining, the dining room offers an inviting setting for gatherings.

Upstairs, the principal suite is an inviting retreat, featuring a spacious layout and en-suite bathroom. Two additional bedrooms on this level also enjoy en-suite facilities, while two further bedrooms share a well-designed 'Jack & Jill' bathroom, making this a highly adaptable layout for family living. A substantial family room on the upper floor offers flexible use as a media room, playroom, or additional relaxation space, catering to a range of lifestyles.

The Lodge

The Lodge at Southwood is an excellent addition to the property, offering a self-contained, versatile space perfect for guests or extended family.

On the ground floor, the Lodge features a well-appointed kitchen and dining room with a large adjoining utility/laundry room, ideal for longer stays. A bright and spacious sitting room with a fireplace provides a comfortable spot to unwind, enjoying garden views.

Upstairs, two generously sized bedrooms share a central bathroom. The layout allows flexibility, whether for private guest quarters, extended family, or potential rental use, all within a scenic setting.

Externally

The south-facing gardens are a highlight of Southwood, extending to over 1 acre and surrounded by mature trees with mature beds and a variety of flowering shrubs that bring colour through the seasons. The property includes ample outdoor seating areas, positioned to take full advantage of the views and sunlight. Beyond the garden, open farmland stretches out. The property also includes a double garage.

Local Information

Nearby Riding Mill is a popular commuter village in the Tyne Valley. The village offers a good range of local amenities including a public house, two active village halls, churches for various denominations, an extensive selection of clubs and societies and a tennis club. The historic village of Corbridge offers day-to-day amenities, including shops, restaurants, inns, medical services, and a garage. A little further away, Matfen Hall, Close House, and Slaley Hall provide excellent leisure facilities. The bustling market town of Hexham features larger supermarkets, diverse shops, a bi-monthly farmers' market, professional services, a leisure centre, cinema, theatre, and a hospital. Newcastle city centre is easily accessible, offering extensive cultural, educational, recreational, and shopping facilities.

For schooling, there is a First School in the village, an excellent Middle School in Corbridge and senior schooling is offered in Hexham. There are also excellent private schools in the vicinity, with Mowden Hall Preparatory School just outside Corbridge that provides education from nursery up to 13 years, together with a selection of day schools in Newcastle.

For the commuter, the A69 provides excellent access to Newcastle to the east and Carlisle to the west and onward access to the A1 and M6. The rail station in Riding Mill provides regular cross-country services to Newcastle and Carlisle, where connecting main line services are available to major UK cities north and south. Newcastle International Airport is also within easy reach.

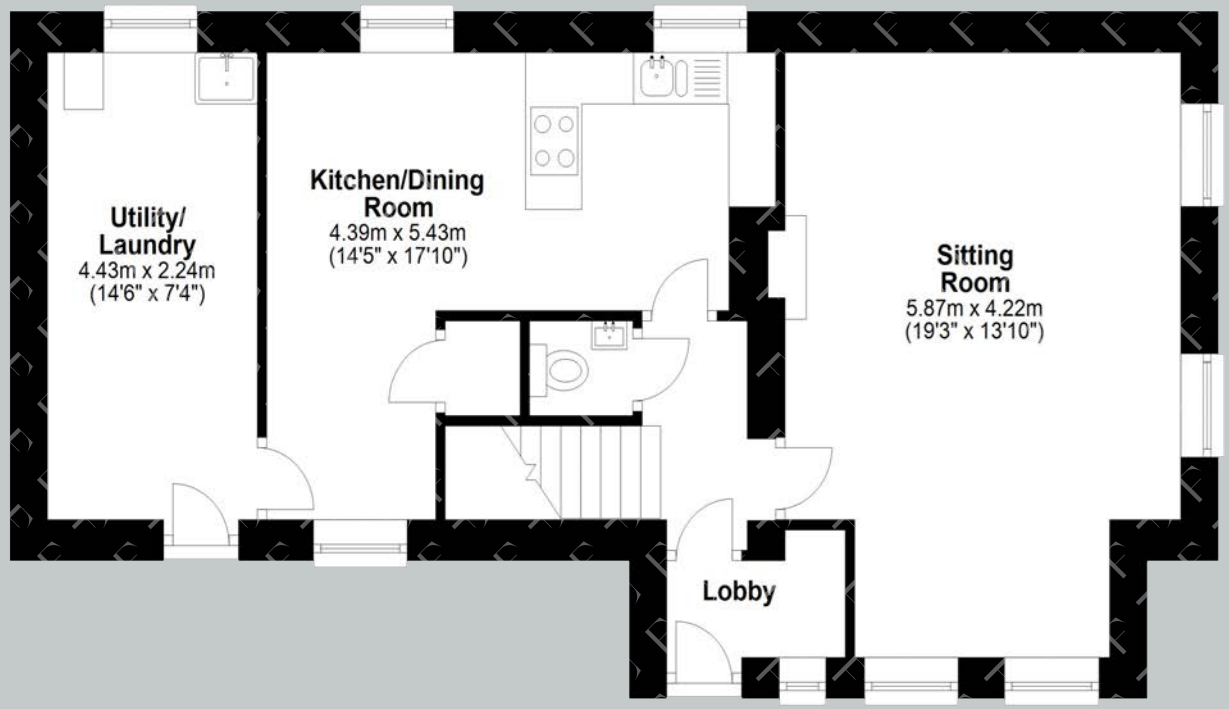
Floor Plans

Total area: approx. 414.9 sq. metres (4465.6 sq. feet)

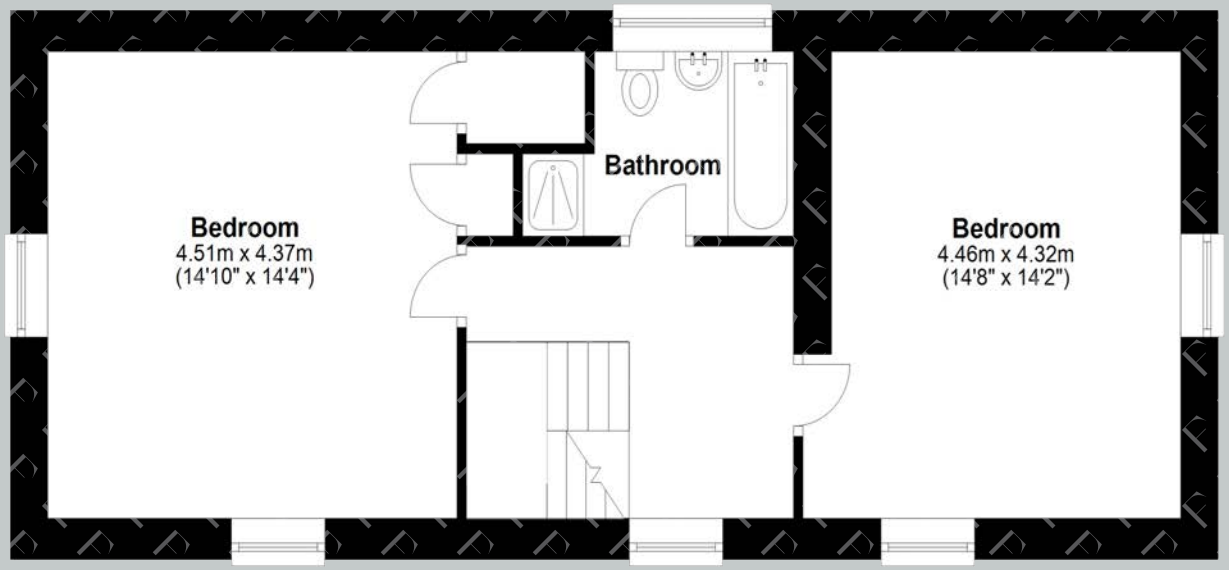
Floor Plans

Total area: approx.

116.1 sq. metres (1249.4 sq. feet)



Ground Floor



First Floor

Google Maps

what3words

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Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Services

Mains electricity. Water is supplied from a private well with a UV sonicator. Drainage to septic tank.

Postcode	Council Tax	EPC	Tenure
NE44 6AD	House - Band G Lodge - Band C	House - Rating D Lodge - Rating E	Freehold

Viewings Strictly by Appointment

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The Property Ombudsman

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