

Humshaugh | Hexham | Northumberland

Waynriggs House



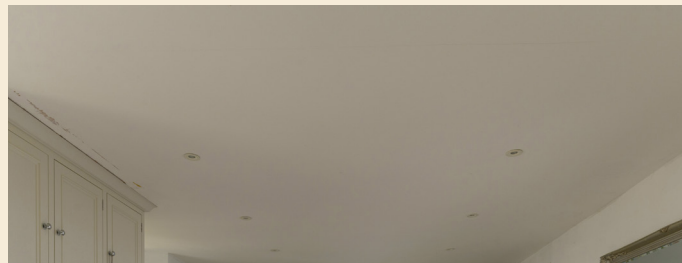
# “A stunning detached Victorian stone-built house set within expansive gardens, offering breathtaking views”

## The Property

Waynriggs House is a magnificent detached Victorian stone-built house, perfectly positioned on a private plot set back from the road. It is surrounded by expansive gardens and offers beautiful views of the picturesque Northumbrian countryside. Ideally located, it provides convenient access to the charming villages of Corbridge and Hexham, both just a short drive away. Recently renovated and extended to an exceptional standard, the property expertly combines modern comforts with the preservation of its original Victorian charm. Thoughtfully retained features include decorative cornicing, sash windows, and period fireplaces.

The spacious entrance hall provides a warm and inviting welcome, offering easy access to the main reception areas, which are perfectly suited for both relaxation and entertaining. The generously sized sitting room and formal dining room are tastefully decorated and benefit from large windows that frame picturesque views of the garden.

The Neptune kitchen is a bright and elegantly designed space, showcasing classic white shaker-style cabinetry paired with matching countertops and a traditional Belfast sink for a timeless and refined look. The integrated ovens and hob are thoughtfully set within a charming inglenook, serving as a striking focal point.



A central peninsula provides additional workspace and subtly separates the generous layout to create a casual dining area ideal for relaxed family meals or social gatherings.

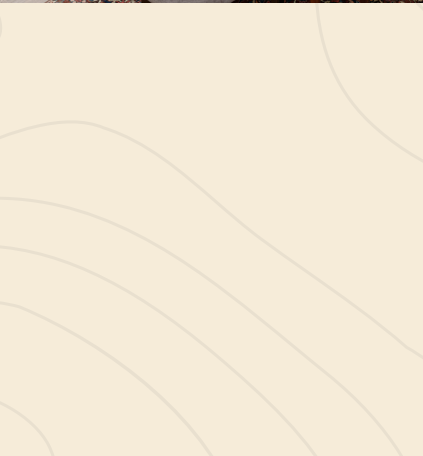
Seamlessly connected to the garden and the adjoining garden room, the kitchen boasts an effortless indoor-outdoor flow. The garden room is thoughtfully arranged with inviting and comfortable seating areas making it a delightful room to spend time with guests and family or simply take in the gardens with floor-to-ceiling windows offering uninterrupted views.

The ground floor also boasts several practical additions, including a convenient downstairs WC, a dedicated pantry for storing kitchen supplies, and a boot room designed for hanging coats and storing outdoor gear. A generous utility room is equipped with a Belfast sink, storage units, and plumbing for both a washer and dryer, offering excellent functionality and organisation.

On the first floor, a generous, brightly lit landing sets the tone for the elegant spaces ahead. The family bathroom is a standout feature, beautifully appointed with a luxurious freestanding bath, and a spacious corner shower cubicle, offering both comfort and style. All four bedrooms are impeccably decorated, each featuring a charming original fireplace and perfectly positioned to offer uninterrupted countryside views.



The principal bedroom is a true sanctuary, complete with a striking feature fireplace, a private en-suite, and a spacious dressing room. The second bedroom is equally impressive, boasting a well-appointed en-suite shower room and ample space for relaxation. The two additional double bedrooms are just as inviting and beautifully styled. The smaller, versatile room on this floor enhances the home's functionality and is currently equipped for use as a study and designated home office.



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 and drainage. Oil fired central heating. Underfloor heating in the utility room, boot room, downstairs WC and both en-suites on the first floor.



Postcode Council Tax EPC Tenure

NE46 4AA

Band H

Rating F

Freehold

# Floor Plans



Lower Ground Floor

Ground Floor

First Floor

Outbuilding

Total area: approx. 422.4 sq. metres (4546.4 sq. feet)

# Finest

PROPERTIES

Viewings Strictly by Appointment



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