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Heslington House

Aydon Road | Corbridge | Northumberland



“A distinguished detached stone house with generous living space and private gardens in Corbridge”

The Property

Heslington House is an attractive stone built house set within a discreet, gated plot in one of Corbridge's most desirable settings. It enjoys a sense of privacy from the moment you arrive, framed by mature trees, traditional stonework and a generous sweep of lawn. The house is substantial, quietly elegant and evidently well cared for, offering thoughtful spaces for both everyday living and entertaining.

The entrance porch opens into a bright and expansive reception hall that sets a warm first impression, with hardwood flooring, soft grey tones and a graceful staircase rising to the gallery above. Morning and afternoon light filter through from several directions, lending the space an inviting quality as the house opens into its main reception rooms.

To the right, the sitting room is a beautifully scaled space, shaped around a striking period style fireplace that gives the room a clear focal point and a sense of character. French doors open directly onto the entertaining terrace allowing the room to draw in light throughout the day and connect easily with the garden. Its generous proportions make it a comfortable setting for both everyday living and more formal occasions, with plenty of space to arrange seating without compromising flow.

Across the hall, the living room offers an additional reception space, slightly more intimate in scale and ideal as a television room or a further area in which to unwind. Its broad window draws in afternoon light and frames a view across the front gardens.



Positioned to the rear of the house, the kitchen forms a generous everyday living space with an open plan arrangement that accommodates a substantial dining area alongside the main working kitchen. Herringbone flooring runs throughout, adding a sense of continuity and quiet elegance to the room. French doors open directly onto the terrace, allowing the space to connect naturally with the garden. Traditional cabinetry is paired with granite worktops and a substantial range cooker set within a tiled surround, while the island provides further preparation space and storage.

The study sits just beyond, positioned to overlook the rear garden for a sense of peace and separation from the main living spaces. Its proportions make it a practical and focused environment for home working, with scope to style it as a reading room or children's playroom or homework space if preferred.

A well considered utility room connects directly with the kitchen housing an American fridge freezer and providing additional storage, laundry facilities and practical access to the rear. From here, a second internal door leads into the large double garage which offers secure parking and excellent storage for equipment and bicycles.

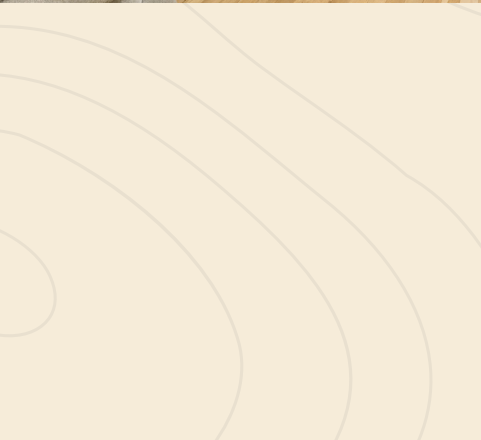
The ground floor is completed by a downstairs WC positioned off the hallway, finished in a clean contemporary style.





Upstairs, the landing gives a pleasant sense of space and light and leads to five well proportioned bedrooms. The principal bedroom sits at the front of the house and incorporates fitted wardrobes and a generous en suite bathroom with a stepped two-person jacuzzi bath, separate shower, and integrated television. It is a comfortable and private room, shaped for unhurried morning routines.

A second bedroom at the front benefits from built in wardrobes and enjoys garden views. Three further bedrooms offer flexibility for family, guests or dressing room arrangements, each served by a large family bathroom featuring a freestanding bath, textured feature wall and separate shower enclosure. The layout provides a good balance of private space and storage, well suited to the scale of the house.



Google Maps

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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.

Postcode Council Tax EPC Tenure

NE45 5EH

Band G

Rating C

Freehold

Services

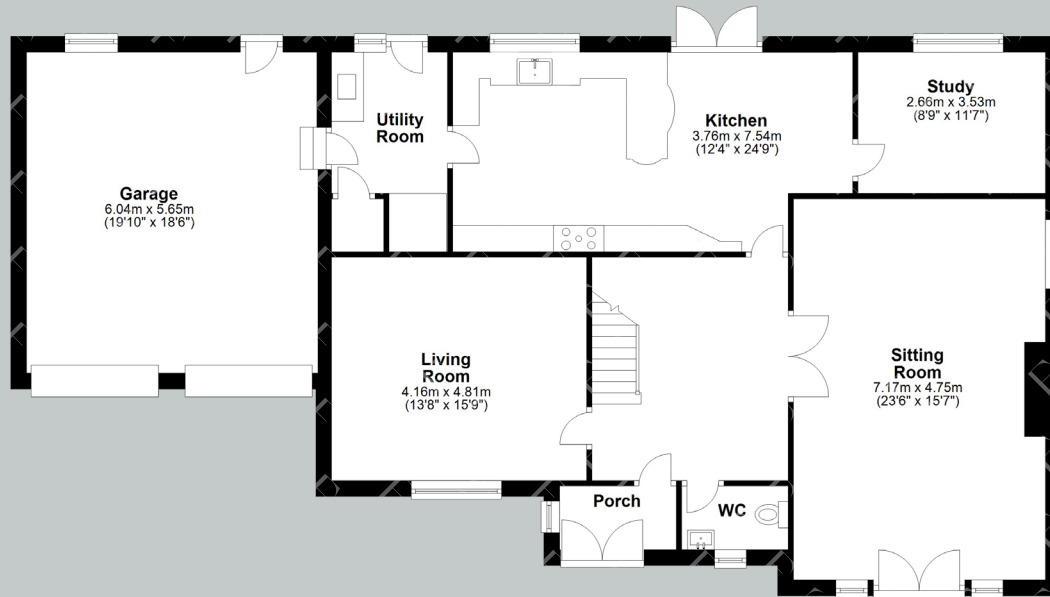
Mains electricity, water and drainage. Gas central heating.



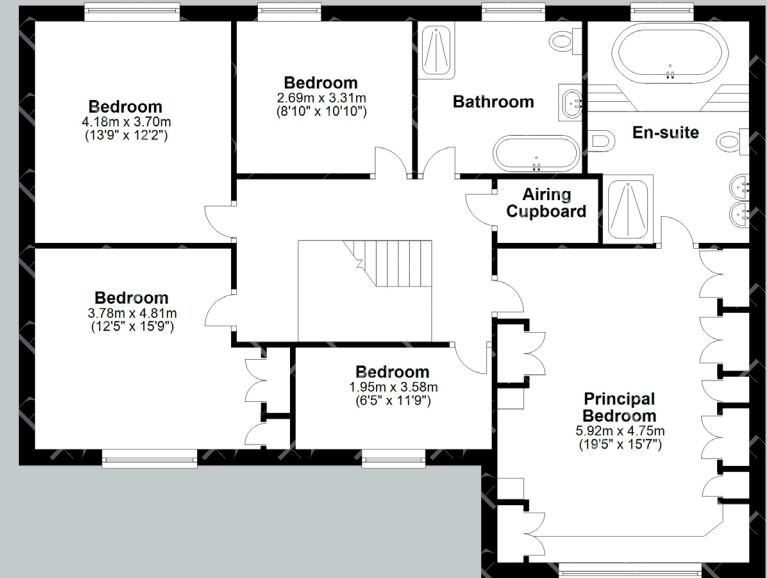
Floor Plans



Ground Floor



First Floor



Total area: approx. 274.4 sq. metres (2953.9 sq. feet)

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Viewings Strictly by Appointment



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