

Finest

PROPERTIES

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Snods Edge | Shotley Bridge | Northumberland

The Larches



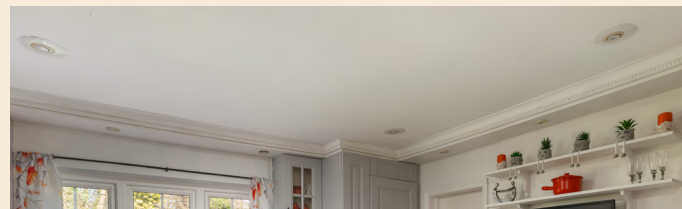
“A characterful detached Victorian stone house set within mature gardens, offering flexible living space and scope for thoughtful updating”

The Property

Set within mature gardens in the peaceful hamlet of Snods Edge, The Larches is a characterful Victorian stone house whose evolution over many decades has created a home of considerable charm and adaptability. Owned by the same family for more than fifty years, the house retains many original features while offering a comfortable and flexible layout suited to modern family life. The setting is quietly secluded, with mature trees, dry stone boundary walls and gardens that wrap naturally around the house, giving the property a sense of privacy and established character.

Entry is through a welcoming porch into the central hall, where the staircase rises to the first floor and the main reception rooms unfold to either side. The dining room sits to the front of the house, a well proportioned space suited to both everyday dining and more formal gatherings, with a large window overlooking the gardens.

Opposite, the study provides a quieter retreat, ideal as a reading room, home office or additional reception space depending on requirements. The room's generous proportions also offer flexibility as a potential fourth bedroom if desired, adding further versatility to the accommodation.

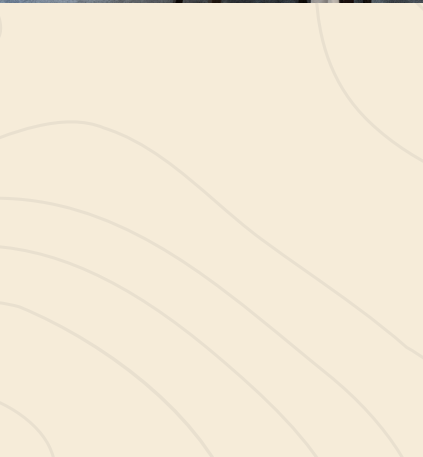


At the centre of the home, the sitting room offers a warm and comfortable space for relaxation. A multi fuel stove set beneath an oak mantel provides a focal point, framed by built in shelving and creating a cosy atmosphere during the colder months.

From here, the house opens into the garden room, a distinctive space with a curved bay of windows that draws in natural light and frames views across the surrounding lawn and mature planting. This room feels particularly connected to the garden and offers an ideal place to sit and enjoy the outlook through the seasons.

Beyond the sitting room, a separate sun room provides an additional garden facing space linking the living areas to the kitchen. With doors opening onto the garden, it offers a relaxed setting for morning coffee or a quiet reading corner while maintaining a strong connection to the outdoors.

The kitchen is positioned to the rear of the house, where windows look out over the garden and bring in excellent natural light. The layout provides ample cabinetry and preparation space, with room for a breakfast table for informal meals. A separate utility room sits conveniently alongside, together with a ground floor WC. A secondary porch to the side of the house provides a particularly practical everyday entrance, offering useful space for boots, coats and outdoor clothing.



While the interiors have been well cared for, they present an opportunity for thoughtful updating. For buyers looking to shape a home to their own tastes, the generous proportions and adaptable layout offer an excellent foundation for sympathetic refurbishment or further enhancement over time.

Upstairs, the first floor is arranged around a central landing leading to three well proportioned bedrooms. Each bedroom is a comfortable double with built in wardrobes, and the principal rooms enjoy elevated views across the surrounding gardens and mature trees. A contemporary shower room serves the floor, finished with large format tiling, a walk in rainfall shower and modern fittings.

The property also benefits from a large boarded attic with lighting and drop down ladder access, providing excellent additional storage.

Google Maps

what3words



[//sung.hits.workbook](https://www.what3words.com/sung.hits.workbook)

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. Drainage to septic tank.
Private water supply via spring. LPG heating.

Postcode Council Tax EPC Tenure

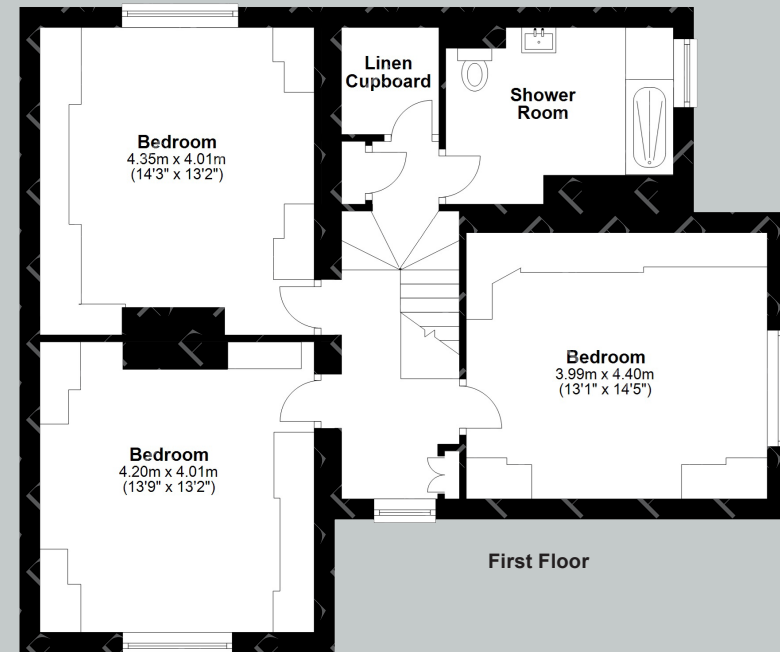
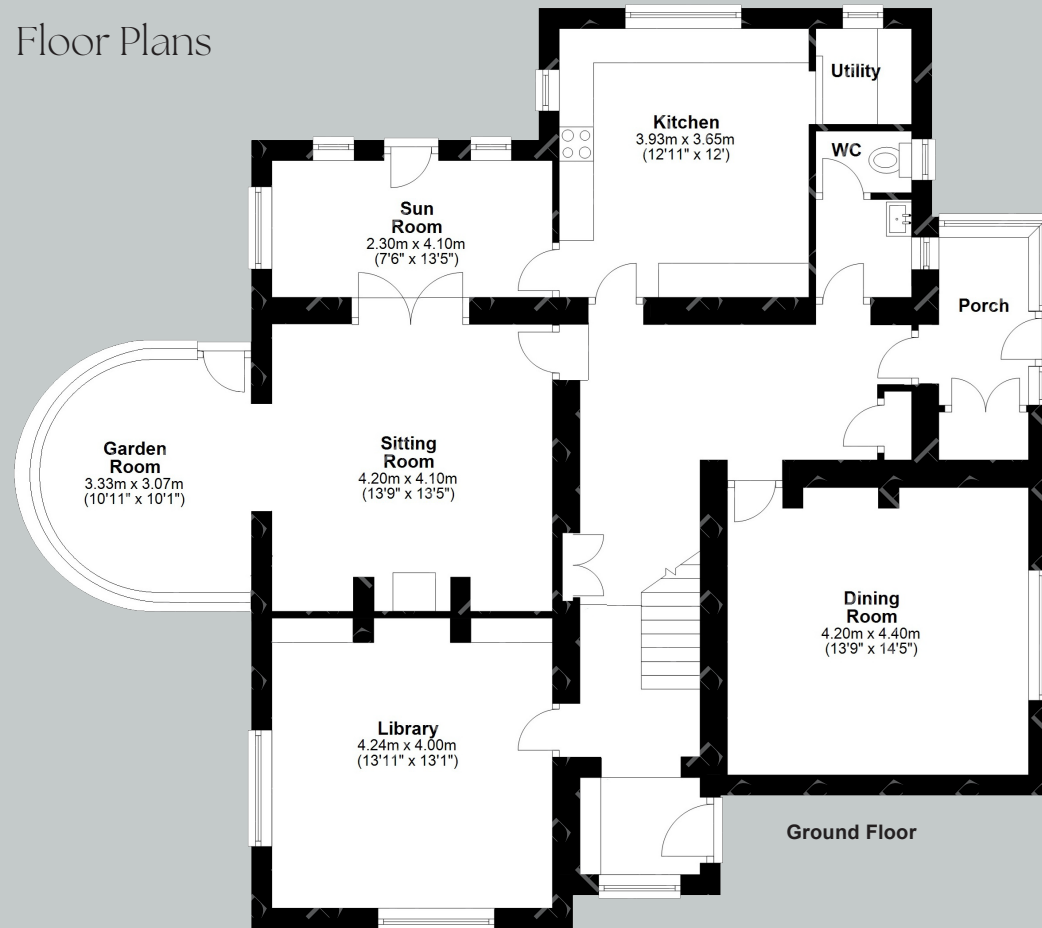
DH8 9TJ

Band G

Rating TBC

Freehold

Floor Plans



Total area: approx 204.7 sq metres (2203.1 sq feet)

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Viewings Strictly by Appointment



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