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Aydon Road | Corbridge | Northumberland

Greenbank



“A substantial period house with south-facing gardens, circa one acre, and development potential in the heart of Corbridge”

The Property

Positioned within one of the Tyne Valley’s most sought-after villages, Greenbank is a substantial detached period house set within mature grounds extending to approximately one acre. The setting is particularly compelling, with the house enjoying a south-facing aspect across its tiered gardens, while remaining within easy reach of the centre of Corbridge.

The approach is both private and well defined. Electrically operated gates open onto a gently rising driveway, leading to a broad courtyard that creates a strong sense of arrival. From here, the scale and evolution of the house become clear, with the original 19th century farmhouse at its core, later extended to create a more expansive and versatile layout.

The entrance hall sits centrally within the plan, providing a natural point of connection between the principal ground floor spaces.

Two reception rooms are positioned either side, both taking advantage of the south-facing outlook across the gardens. Each is well proportioned, with high ceilings and refined period detailing, including marble fireplaces and decorative cornicing, while large windows draw in excellent natural light and reinforce the sense of space.

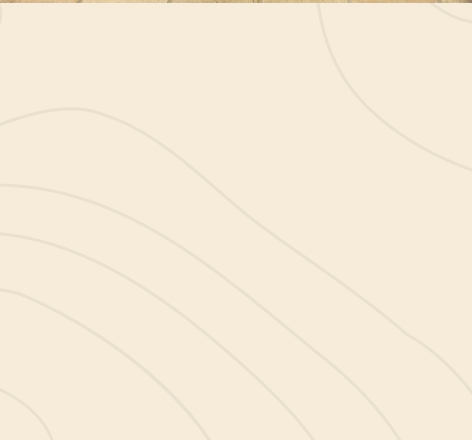


A third reception room extends into a striking barn-style living space, where an apexed ceiling with exposed timber trusses creates an immediate sense of height and volume. A substantial brick fireplace with inset stove forms a natural focal point, anchoring the room, while a run of windows along one side draws in consistent natural light and frames views of the surrounding greenery, giving the space a warm yet open feel suited to both everyday living and more informal entertaining.

To the rear, the kitchen, dining and living space is arranged in a traditional farmhouse style, combining seating, cooking and everyday living in a way that feels both practical and well balanced. The layout is anchored by an inglenook fireplace with a wood-burning stove, introducing warmth and a clear focal point, while fitted cabinetry with integrated appliances is set within a defined kitchen area.

The space flows naturally into a dining and seating area, with proportions that allow for flexibility in use, whether for informal family living or more social occasions. From here, a breakfast room extends out, where glazing on two sides draws in natural light and provides a direct connection to the garden, reinforcing the relationship between the interior spaces and the surrounding setting.





On the opposite side of the house, a garden room provides a bright, transitional space overlooking the approach, with a glazed roof and full-height windows drawing in natural light throughout the day. This leads through to a well-appointed utility room, fitted with additional cabinetry, worktop space and room for appliances, alongside a ground floor shower room, adding a practical layer to the overall layout and supporting everyday use.

The first floor provides four well-sized bedrooms arranged around a notably generous family bathroom. One of the bedrooms incorporates a staircase leading to an attic level, currently used as a bed-sitting room, offering a degree of independence that lends itself well to a variety of uses.

A separate outbuilding sits to the side within its own courtyard. Formerly used as a recording studio, with historic links to Sting and The Police, the building is now arranged as a professional office, retaining sound-insulated construction and offering clear flexibility for home working or ancillary accommodation.

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.

Services

Mains gas, electricity, water and drainage.

Postcode Council Tax EPC Tenure

NE45 5PW

Band G

Rating D

Freehold

Floor Plans



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Viewings Strictly by Appointment



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