

# Finest

[finest.co.uk](http://finest.co.uk)

Corbridge | Northumberland

Mount Pleasant







# Accommodation in Brief

## Lower Ground Floor

Kitchen / Breakfast Room | Dining Room / Family Room | Utility Room  
WC | Two Wine Cellars | Lift | Lift Plant Room | Storage Room | Two Fuel Stores

## Ground Floor

Entrance Hall | Sitting Room | Library | Music Room | Study  
Family Room (Part of Annex Wing)

## First Floor

Principal Bedroom | Second Bedroom with En Suite  
Third and Fourth Bedrooms with Jack and Jill Bathroom  
Fifth Bedroom | Shower Room

## Annexe Wing - Ground Floor

Family Room

## First Floor

Bedroom | Shower Room

## Externally

Gardens (Approx. 1 Acre) | Stone Terraces | Covered Outdoor Cooking Area  
Vegetable & Fruit Garden | Hen House | Stables | Pond  
South Field (Approx. 7.8 Acres) | West Field (Approx. 1 Acre)  
Large Shed | Driveway Parking





## The Property

Mount Pleasant is a substantial and beautifully composed stone house set within elevated private grounds above the Tyne Valley, enjoying far reaching views across the surrounding countryside. The house retains a strong sense of its origins while having been carefully adapted over time to support modern living. Elegant period proportions sit alongside a thoughtfully integrated extension, creating a home that feels both established and highly functional for modern family life.

Arrival is through a welcoming entrance hall where the scale of the house becomes immediately apparent. From here, the principal reception rooms unfold in a calm and balanced sequence that reflects the building's classical character.

The sitting room is particularly impressive, arranged around an ornate carved fireplace housing a wood burning stove and framed by tall sash windows that draw in natural light and views across the surrounding countryside. The room retains original internal shutters and wide timber floorboards, while high ceilings and decorative cornicing reinforce the sense of period elegance.

Adjacent, the library sits as the first room to the left upon entering the reception hall, immediately establishing the character that runs throughout the house. Centred around an elegant fireplace and lined with extensive shelving, the room offers a warm and inviting setting for reading or quiet conversation. A deep bay window forms a comfortable reading nook overlooking the gardens, drawing in soft natural light and framing views across the surrounding greenery.





The music room sits centrally within the home, linking the principal reception rooms on this level. A wood burning stove set within the fireplace creates a warm focal point, while gentle lighting lends the room a calm, intimate atmosphere well suited to relaxed evenings spent listening to music. The recently installed lift, serving all floors of the house, is discreetly incorporated within the space.

The study provides another attractive and versatile room on this level. Set within a projecting bay window that draws in excellent natural light, the space enjoys elevated views across the surrounding landscape. Decorative wall panelling and a fireplace lend a sense of character and refinement, while the proportions allow the room to function comfortably as a dedicated home office, reading room or additional reception space. A charming detail is the original call bell, which remains in place as an evocative reminder of the house's Victorian past.



The family room forms part of a slightly more private wing of the house, creating a natural degree of separation from the principal accommodation. Arranged with its own staircase, this section offers valuable flexibility and works particularly well for visiting guests or extended family. Above the family room sits a generous double bedroom together with a shower room, forming a discreet annexe style area that provides independence while remaining comfortably connected to the main house.

Returning to the entrance hall, stairs rise to the first floor where the bedroom accommodation is arranged around a wide central landing beneath a roof light that brings additional natural light into the upper level.

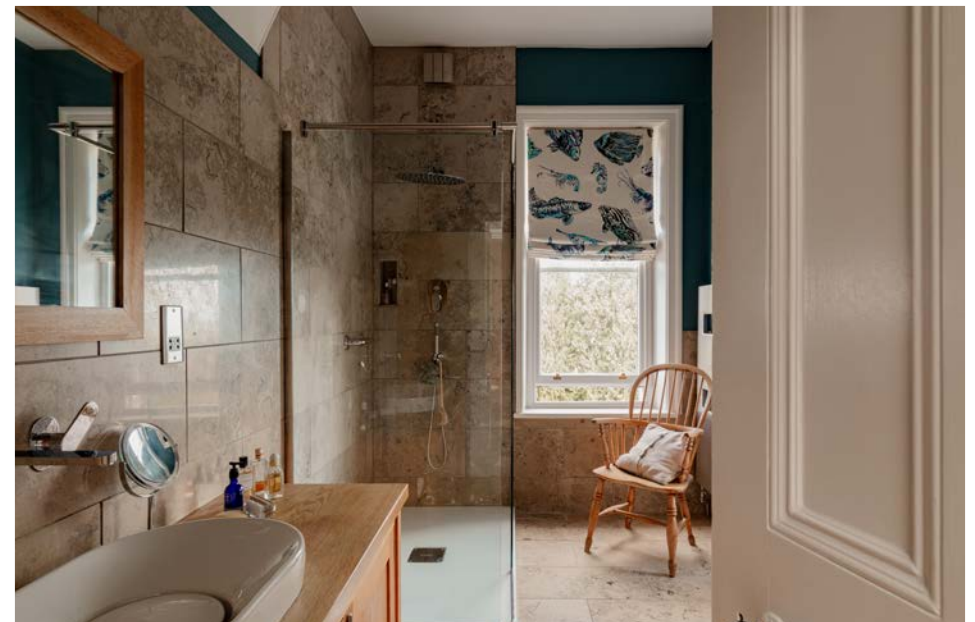
The principal bedroom is an impressive and beautifully proportioned room, centred around an original decorative fireplace and framed by a large bay window capturing far reaching views across the Tyne Valley, where both sunrises and sunsets can often be enjoyed across the landscape. High ceilings, original timber floors and tall sash windows reinforce the room's period character. A well appointed shower room sits adjacent, finished with natural stone tiling and a spacious walk in rainfall shower.

The second bedroom is another particularly attractive room enjoying open views across the field beyond the house. Tall sash windows with original shutters draw in excellent natural light, while freestanding wardrobes provide practical storage. A well appointed en suite wet room completes the accommodation.

The third and fourth bedrooms both enjoy attractive views across the gardens, with the fourth retaining an original fireplace. They share a Jack and Jill bathroom with underfloor heating and a large freestanding bath positioned beneath a window overlooking the gardens and the Tyne Valley beyond.

The fifth bedroom is a charming and versatile room enjoying pleasant views across the surrounding countryside. Original timber floorboards and a decorative cast iron fireplace reinforce the period character, while built in shelving provides practical storage. The proportions also allow the room to function comfortably as a bedroom, dressing room or additional study if required.

Back on the ground floor, stairs descend to the lower ground floor where the house opens into a remarkable open plan kitchen, dining and family living space. This level forms the true social heart of the house, designed for relaxed everyday living while offering an exceptional setting for entertaining. Limestone flooring runs throughout, complemented by underfloor heating that provides a consistent sense of comfort.





At the centre of the space sits a striking bespoke staircase by Bisca, its sculptural timber treads and elegant metal balustrade creating a strong architectural focal point that visually links the different areas of the floor.

The kitchen and breakfast room is notably generous in scale, fitted with bespoke cabinetry beneath granite worktops and centred around a large island that provides both preparation space and informal seating. There is ample room for a dining table beside the kitchen, creating a relaxed everyday eating area. A substantial range cooker forms the focal point, while bi fold doors open directly onto the terrace and garden beyond, allowing the interior to extend easily outdoors. With its west facing orientation, the kitchen enjoys particularly beautiful evening light.

A well appointed utility room and WC sit discreetly to the side with their own external access. The utility retains the original range set within its stone surround, complemented by bespoke cabinetry, generous work surfaces and a traditional ceiling mounted drying rack. The WC retains its original high level cistern, a small but characterful detail reflecting the house's Victorian heritage.

Beyond the kitchen, the layout flows naturally into a separate dining and informal family area where an original brick fireplace now houses a wood burning stove, bringing warmth and character to the room. The generous proportions allow the space to accommodate both dining and relaxed seating with ease, creating a wonderfully sociable environment for everyday life and entertaining.

Two impressive cellar rooms are also located on this level, one currently arranged as a wine cellar with a vaulted brick ceiling, stone detailing and fitted wine racks, creating a wonderfully atmospheric space.



## Externally

The house sits within established private gardens that take full advantage of its elevated position. Stone terraces extend directly from the kitchen and reception areas, creating excellent outdoor seating and dining spaces. A sheltered outdoor cooking area with barbecue and clay pizza oven provides an inviting setting for entertaining, allowing gatherings to continue well into the evening.

Immediately surrounding the house, the gardens extend to approximately one acre and are planted with a variety of mature specimen trees that provide both structure and privacy. Lawns are interspersed with productive areas including a vegetable and fruit garden with raised beds, alongside a hen house.

Beyond the formal garden the land opens into wider grounds and fields. The south field extends to approximately 7.8 acres and has been enhanced in recent years with newly planted boundary trees and the creation of a pond, encouraging wildlife and adding further interest to the landscape. The field benefits from a water supply and two gated access points.

A separate west field of approximately one acre includes a large shed together with its own water supply and gated access directly into the garden. Stabling and water points positioned at several locations across the grounds support practical outdoor use.

Sheltered by mature hedging and thoughtfully arranged planting, the grounds offer both privacy and long views across the surrounding Tyne Valley countryside, creating a setting that feels both peaceful and expansive.





## Local Information

Mount Pleasant is situated just outside the historic Tyne Valley village of Corbridge, widely regarded as one of the most desirable villages in Northumberland. Set on the banks of the River Tyne and surrounded by open countryside, Corbridge combines a strong sense of community with an excellent range of independent shops, cafés, restaurants and traditional pubs. The village also offers everyday amenities including a doctor's surgery, pharmacy, garage, post office and well regarded delicatessens and artisan retailers.

Corbridge is particularly noted for its historic character, with Roman origins and the nearby remains of Coria Roman Town forming part of Hadrian's Wall World Heritage Site. The surrounding Tyne Valley landscape provides excellent opportunities for walking, cycling and outdoor recreation, while nearby country estates such as Slaley Hall and Matfen Hall offer golf courses, spa facilities and further leisure amenities.

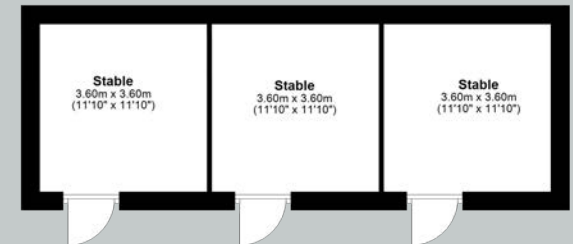
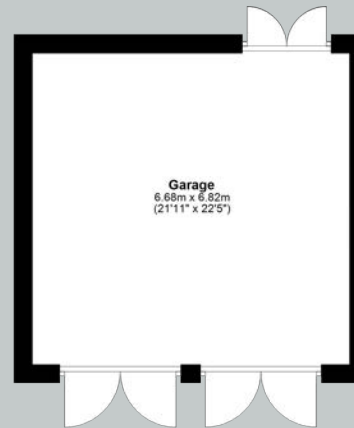
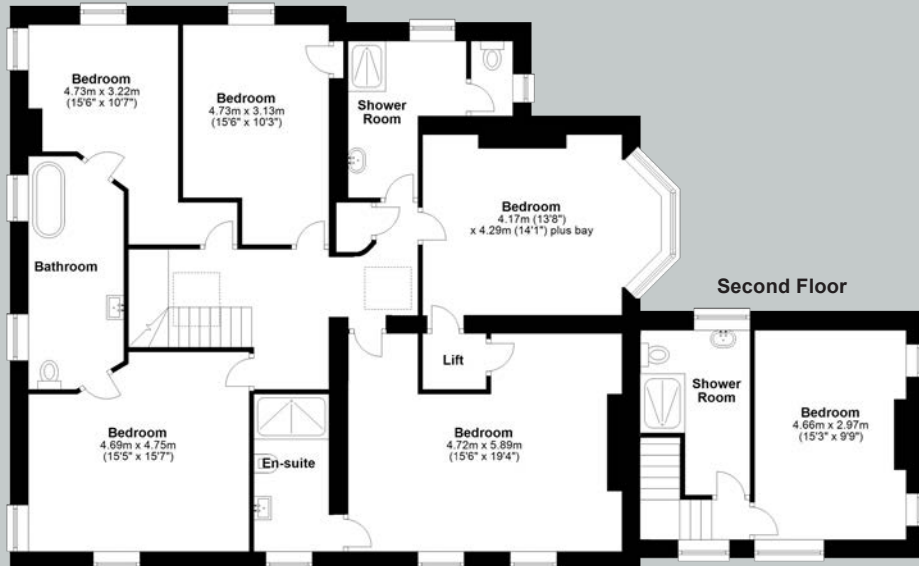
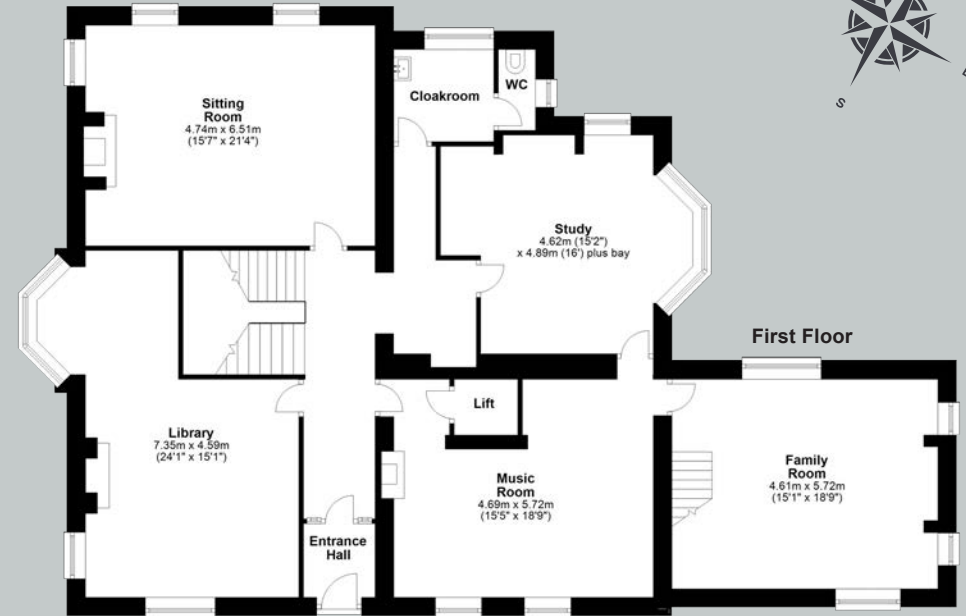
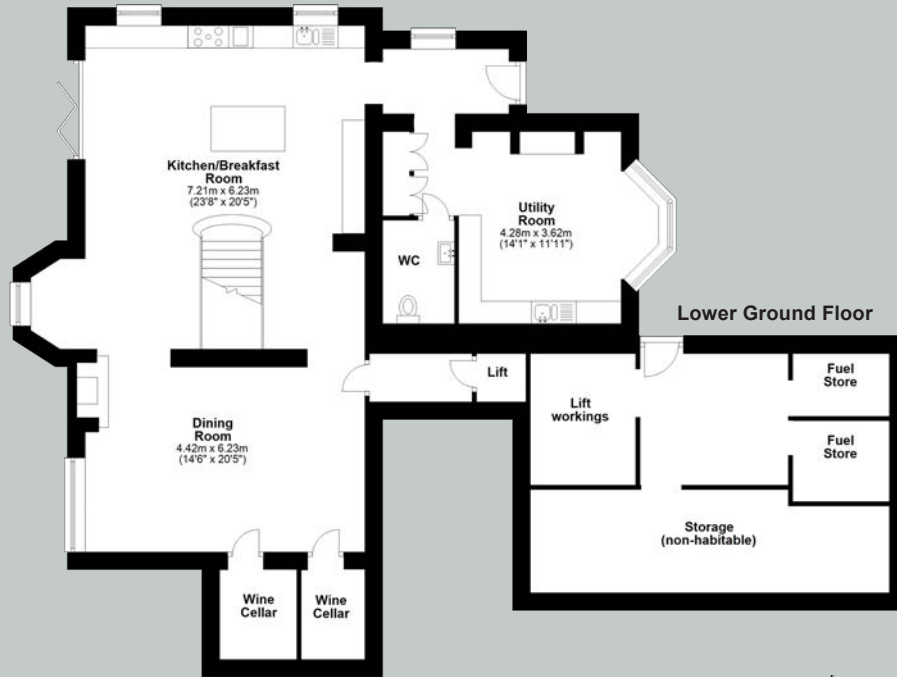
The nearby market town of Hexham provides a broader range of services including major supermarkets, independent retailers, cafés and professional services, along with a leisure centre, cinema, theatre and hospital. Hexham Abbey and the town's regular farmers' markets add to its strong sense of place.

The area is also well served for schooling. Corbridge has both a First School and Middle School within the village, while primary, secondary and senior education is available in nearby Hexham. In addition, the region offers a number of highly regarded independent schools including Mowden Hall, the Royal Grammar School (RGS) in Newcastle, Dame Allan's Schools and Newcastle High School for Girls.

For the commuter, Corbridge is well positioned for access to the A69, providing excellent connections east to Newcastle and west to Carlisle, with onward links to the A1 and M6. Corbridge railway station offers regular services to Newcastle and Carlisle, where mainline connections provide access to major UK cities. Newcastle International Airport is also within easy reach.



# Floor Plans



Total area: approx 483.0 sq. metres (5198.9 sq. feet)

Google Maps

what3words



///couriers.crisps.plodded

## 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. Heating is provided via an air source heat pump serving the lower ground floor, with oil central heating and hot water supplied via a boiler located in the garage. Underfloor heating is installed in the kitchen and throughout the bathrooms. Solar thermal panels on the roof provide supplementary hot water. The kitchen range cooker is fuelled by Calor gas.

Postcode

Council Tax

EPC

Tenure

NE45 5RT

Band G

Rating E

Freehold

## Viewings Strictly by Appointment

T: 0330 111 2266

E: [contact@finest.co.uk](mailto:contact@finest.co.uk)





# Finest

15 Market Place | Corbridge | Northumberland | NE45 5AW

0330 111 2266 | [contact@finest.co.uk](mailto:contact@finest.co.uk)

[finest.co.uk](https://finest.co.uk)

---

**IMPORTANT INFORMATION** Finest Properties, for themselves and for the Vendors and Lessors of this property whose Agents they are give notice that: (1) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) No person in the employment of Finest Properties, has any authority to make or give any representation or warranty whatever in relation to this property.