

Finest

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Slaley | Hexham | Northumberland

O'Dunain



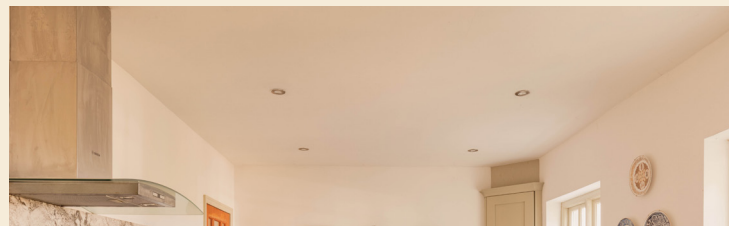
“A substantial village house with far-reaching Tyne Valley views, a detached orangerie and exceptional living space”

The Property

Enjoying far-reaching views across the Tyne Valley countryside, O'Dunain sits in the heart of Sleafy village and is arranged to take full advantage of its setting. Extending to over 3,700 sq ft, the layout combines generous proportions with carefully considered additions, including a detached orangerie, a range of versatile ancillary spaces, and a series of reception rooms that provide both scale and flexibility.

Entry is via a porch into an inner hall, from which the kitchen and principal reception rooms branch naturally in different directions.

Ahead, the kitchen is a well proportioned, light-filled space, arranged for everyday use and fitted with light-toned cabinetry and natural granite work surfaces. A small dining area sits at one end of the room, positioned alongside the window and bringing in natural light, reinforcing the practical and sociable feel of the space. Its position allows for easy movement through to the dining room, while also linking efficiently to the adjoining pantry, utility and workshop. The utility room has its own external access and connects directly to the attached garage, while the inclusion of both a walk-in pantry and separate workshop adds practical depth, allowing the day-to-day running of the house to be managed without interrupting the main living spaces.



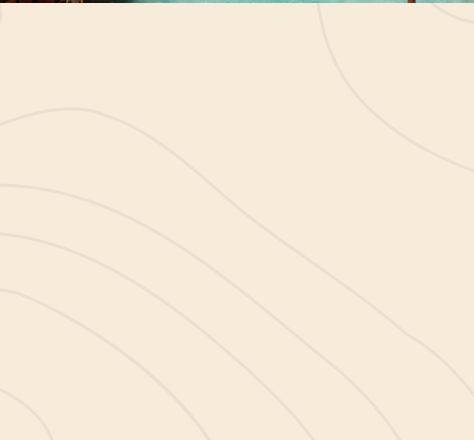
Directly adjoining the kitchen, the dining room sits comfortably within the plan, linking back to the inner hall and providing a well-balanced setting for both everyday use and more formal occasions. A broad opening maintains a sense of connection, while a separate porch beyond provides direct access outside and strengthens the relationship with the garden.

The music room offers a more intimate reception space, filled with natural light and well suited to quieter moments, whether for reading, music or study. A wood burning stove adds warmth and atmosphere, giving the room a comfortable, settled feel.

In contrast, the sitting room leaves the strongest impression. Occupying its own wing of the house, it is an exceptional space, both dramatic in scale and unexpectedly warm in atmosphere. A vaulted, timber-lined ceiling with exposed trusses gives it real presence, while a gas-effect wood burning stove provides a natural focal point. At the far end, a striking bank of glazing with coloured detail frames the garden and draws light deep into the room, with built-in seating set into the window bay creating a natural place to sit and take in the outlook. Despite its volume, the space retains a sense of comfort and ease.

An office sits separately, offering a quiet and well-proportioned environment for home working, with the adjoining wet room providing the option for single-level living if required.





The staircase rises to a broad first-floor landing, from which the bedroom accommodation is arranged across the plan. The principal bedroom occupies a particularly favourable position, enjoying open views and a calm, elevated feel, with a well-appointed en suite set just off.

A further double bedroom is positioned off the landing, with two additional well proportioned rooms arranged to either side, creating a balanced and practical layout. The family bathroom serves this level finished in a style that sits comfortably with the character of the house.

To one side, a particularly distinctive bedroom is set beneath a vaulted ceiling with exposed timber structure, giving the room a strong sense of volume and individuality. A shaped picture window draws in natural light and frames views across the surrounding landscape, with built-in seating neatly integrated beneath to create a natural place to sit and look out. From here, a staircase rises to a mezzanine level above, introducing further flexibility, ideal as a reading or relaxation space, with rooflights bringing in additional light and making it equally suited to quieter moments or evening use.

Throughout, the house balances scale with a sense of warmth and practicality. The arrangement allows for both formal and informal living, while the connection to the gardens and wider landscape remains a consistent feature, with views extending in all directions, particularly to the north.

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 gas, electricity, water and drainage.

Postcode Council Tax EPC Tenure

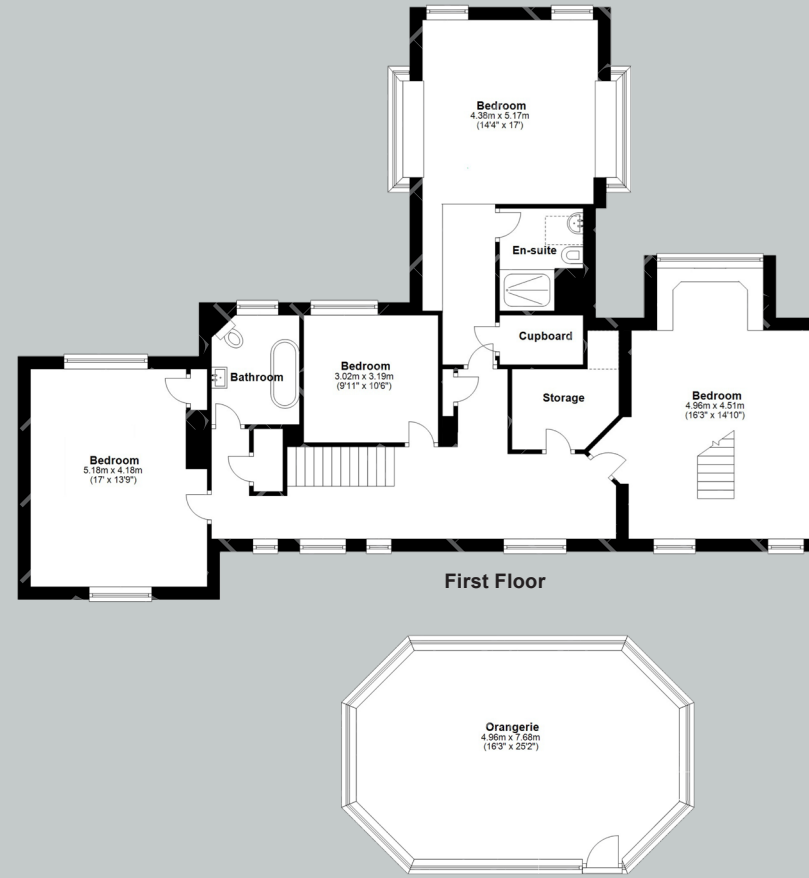
NE47 0AD

Band F

Rating D

Freehold

Floor Plans



Total area: approx. 349.4 sq. metres (3760.7 sq. feet)

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Viewings Strictly by Appointment



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