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Kells Lane | Low Fell | Tyne and Wear

Thorn Cottage



“A distinguished Grade II Listed Georgian house with remarkable proportions and private gardens ”

The Property

Thorn Cottage is a striking Grade II Listed Georgian house dating from 1824, discreetly positioned behind Kells Lane in the heart of Low Fell. Constructed in stone and arranged around an unusual faceted plan, the house immediately distinguishes itself from the surrounding architecture, with its angular frontage, elegant sash windows and remarkable internal proportions creating a home of genuine individuality. While the setting places cafés, shops and restaurants within easy walking distance, the house itself feels unexpectedly private and composed, enclosed by mature planting and stone boundary walls that shield it from the pace of the surrounding area.

The current owners have approached the house with considerable sensitivity, carrying out improvements that respect both the period and the architecture. Original shutters, architraves and panelled doors remain intact throughout, while bespoke joinery, carefully considered bathrooms and a handcrafted kitchen sit comfortably within the building's historic fabric. The result is a house that retains the atmosphere and stature of its Georgian origins while functioning naturally for modern living.

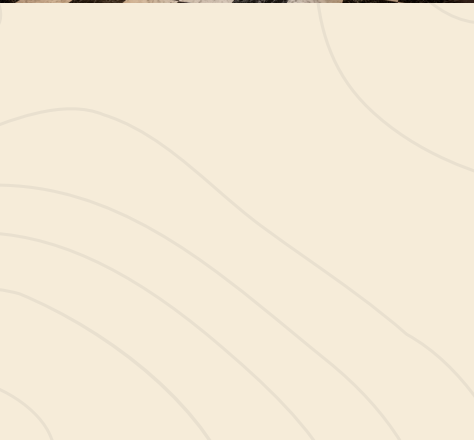
Entry is through a particularly impressive triangular reception hall, a rare architectural feature that immediately establishes the tone of the interior. The hall rises through two storeys beneath a broad landing, with the staircase



drawing the eye upward and reinforcing the unusual geometry of the house. Chequerboard flooring underfoot contrasts with richly coloured walls and crisp period detailing, creating a dramatic yet welcoming first impression.

The principal reception rooms are positioned to either side of the hall, both notably generous in scale and almost square in proportion. The drawing room is especially elegant, with tall ceilings, original timber floorboards and large sash windows introducing natural light throughout the day. Decorative corning and a handsome period fireplace reinforce the Georgian character, while the room retains a calm and understated atmosphere suited equally to formal entertaining or quieter everyday use. Across the hall, the sitting room offers a softer and more intimate setting, centred around a marble fireplace framed by arched alcoves and views over the surrounding greenery.

To the rear, the kitchen and dining room have been opened and reconfigured to create a more sociable arrangement while preserving the structure and proportions of the original building. Bespoke maple cabinetry wraps around the kitchen, incorporating granite worktops, open shelving and integrated storage, with a broad peninsula naturally dividing the cooking and dining spaces. Large windows draw light deep into the room and frame views back towards the courtyard garden, while the adjoining pantry provides practical additional storage and utility space. The dining area itself is generous enough for entertaining, yet remains connected and informal in character.



The first floor continues the sense of proportion established below. A broad landing leads to three double bedrooms, each with its own distinct atmosphere, original fireplaces and elevated outlooks across either the private gardens or towards the Team Valley beyond. The principal bedroom suite is particularly impressive in scale, with soft carpeting underfoot, decorative detailing and a large en-suite bathroom incorporating a freestanding bath beneath a vaulted timber ceiling. The second bedroom is especially characterful, with exposed timber floorboards partially softened by layered rugs, while the remaining bedroom retains the same sense of period authenticity through its proportions and original detailing. A separate shower room serves the additional bedrooms and has been finished in a restrained contemporary style with bespoke timber cabinetry and natural materials.

Throughout the house there is a strong sense of continuity between the original architecture and later improvements. The proportions remain uncompromised, while carefully chosen materials and restrained interventions allow the quality of the building itself to remain at the forefront.

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 electricity, gas, water and drainage.

Postcode Council Tax EPC Tenure

NE9 5XY

Band D

Exempt

Freehold



Floor Plans



Total area: approx. 193.8 sq. metres (2085.9 sq. feet)

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Viewings Strictly by Appointment

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