



“An exceptional country house with over 5,500 sq ft of beautifully appointed accommodation and panoramic countryside views”

The Property

Occupying an elevated position above the surrounding countryside, Ana-Fen House is an individually designed stone-built property that has been thoughtfully arranged to make the very most of its remarkable setting. Constructed in natural stone with distinctive arched detailing above the entrance and bay windows, the house combines architectural presence with over 5,500 square feet of carefully planned accommodation. From the principal living spaces and extensive south-facing terrace, uninterrupted views extend across rolling farmland towards distant hills, creating a landscape that becomes an integral part of daily life.

Approached through wrought iron gates onto a generous gravelled driveway, the house immediately conveys a sense of permanence and quality. Beyond the front door, a spacious reception hall introduces the accommodation, centred around a substantial solid timber staircase with glazed balustrading that naturally draws the eye through the house.

The kitchen and family room forms the centrepiece of the house, an exceptional open plan space extending to more than thirty feet and designed to bring together cooking, dining and everyday living within a single, beautifully resolved environment. Contemporary cabinetry is complemented by extensive work surfaces and a substantial central island incorporating breakfast seating, providing generous preparation space while naturally encouraging conversation and informal dining. Twin built-in ovens, integrated appliances and extensive storage are seamlessly incorporated, maintaining the room's clean, contemporary appearance.

Beyond the kitchen, the seating area creates a relaxed yet striking living space, centred around a contemporary wood-burning stove that introduces warmth and definition. There is ample room for large-scale furnishings without



compromising the sense of openness, allowing the room to accommodate both everyday family life and larger gatherings with ease. Full-width sliding doors draw exceptional natural light deep into the interior and open directly onto the terrace, ensuring the far-reaching countryside views remain a constant backdrop while extending the living space naturally outdoors for entertaining. A built-in sound system serves the principal reception areas, further enhancing the house's excellent entertaining credentials.

Across the hall, the sitting room provides a calm and elegant reception space. A contemporary fireplace forms a natural focal point, while wide bi-fold doors open directly onto the terrace, allowing the exceptional outlook to become part of the room throughout the seasons.

Adjoining the sitting room, the games room offers a more relaxed atmosphere. Generous in scale and filled with natural light from a broad bay window, it is equally suited to entertaining, family recreation or adaptation as an additional reception room, depending upon individual requirements. A full-size snooker table, which is included within the sale, reinforces its appeal as a dedicated leisure space.

Completing the ground floor, the utility room provides excellent everyday practicality, with direct access outside, while a separate cloakroom serves guests. An integral double garage offers secure parking together with generous storage.





The first floor continues the sense of generous proportions established below. The principal suite is particularly impressive, combining a spacious bedroom with french doors opening onto a Juliette balcony that frames the uninterrupted countryside beyond. A generous walk-in wardrobe provides a dedicated dressing area, fitted with extensive hanging and shelving, while the adjoining en suite is beautifully appointed with a walk-in shower, vanity unit and contemporary fittings, creating a luxurious yet understated retreat.

A further bedroom also enjoys its own en suite, while three additional double bedrooms are served by a substantial family bathroom fitted with both a freestanding bath and separate shower enclosure. Throughout this level, the elevated position ensures many rooms enjoy exceptional natural light together with long-distance views across the surrounding landscape.

The second floor has been thoughtfully arranged around a central snug, creating a peaceful retreat between two generous bedroom suites. Dormer windows introduce excellent natural light throughout the level while framing far-reaching views across the surrounding countryside, enhancing the feeling of space within the roofline. Positioned at opposite ends of the floor, each bedroom is complemented by its own en suite shower room and adjoining store, creating a high degree of privacy and an arrangement equally well suited to older children, visiting guests or extended family.

Google Maps

what3words



///booth.sinkhole.ignites



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 water and electricity. Solar PV Panels. Heating via Air Source Heat Pump. Drainage to a domestic, small sewerage treatment plant. CCTV security system with cameras to all four elevations

Postcode Council Tax EPC Tenure

DL14 9PL

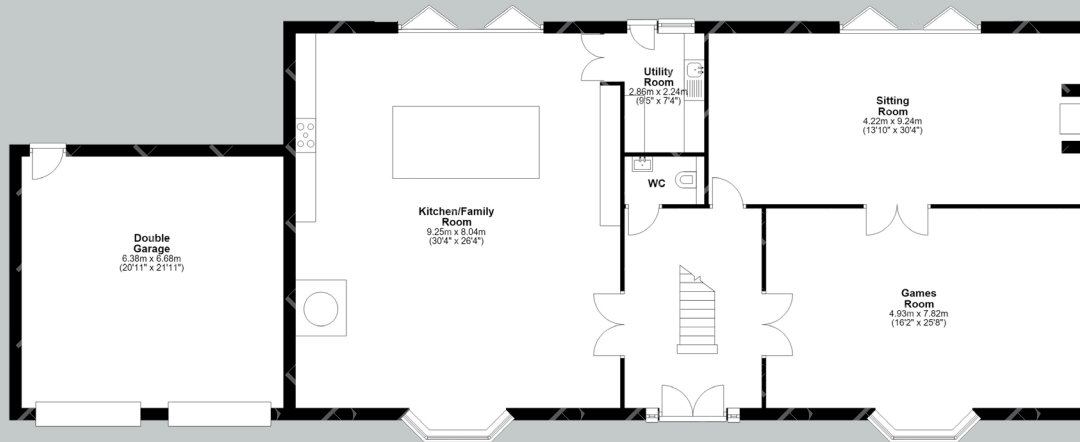
Band G

Rating B

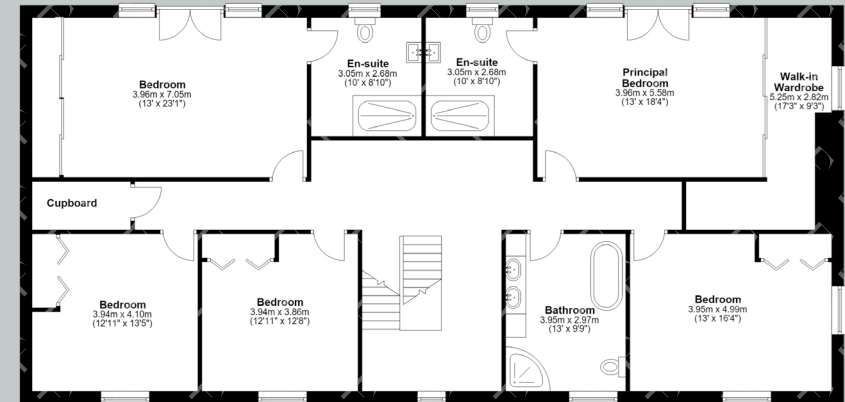
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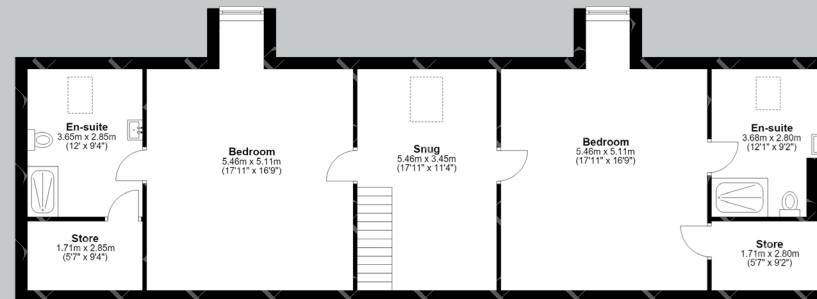
Floor Plans



Ground Floor



First Floor



Second Floor

Total area: 520.1 sq. metres (5598.7 sq. feet)

Finest
PROPERTIES

Viewings Strictly by Appointment



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