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THE STROAN

Apperley Road, Stocksfield





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Delightful Detached Victorian Family Home Boasting Close to 3,500 Sq ft, Situated on one of Stocksfield's most Desirable Residential Streets & Offering Generous Accommodation Throughout, Including Four Reception Rooms, Open Plan Kitchen/Diner, Utility/Boot Room, Six Bedrooms Including a Two Bedroom Attached Annex with Separate Entrance, Family Bathroom plus Three En-Suites, Delightful & Private Lawned Gardens, Off Street Parking for Several Cars & Garage!

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This excellent, detached period home is ideally located on the desirable Apperley Road, Stocksfield. Apperley Road, which is tucked just off from Cade Hill Road and New Ridley Road, is perfectly placed close to the Doctors Surgery, Pharmacy and other convenient services and leisure facilities. The property is located just a short walk from Stocksfield Railway Station, providing excellent links into Newcastle City Centre and throughout The Tyne Valley.

The property is also positioned close to the villages of Riding Mill, Corbridge and Hexham. Local schooling can be found within the village with further secondary schooling available in Hexham and independent schooling accessible by train. It's locality is situated near by attractive countryside and close to the local National Park.







THE HEART OF THE HOME

The internal accommodation comprises: Welcoming entrance hall that provides access into both sides of the ground floor. To the right of the hallway is an extended 22ft drawing room, featuring a large stone inglenook fireplace, bespoke fitted storage and a pleasant outlook with French doors leading out to the front gardens. To the left of the hall, is a smaller family room with a walk-in bay window and fireplace, with access to a stylish, re-fitted ground-floor shower room, offering versatile ground floor accommodation for visiting relatives or for those with accessibility requirements.





To the rear, is an impressive open-plan kitchen, dining, and family room which forms the heart of the home. The kitchen features Newcastle Furniture Company cabinetry, with both wooden and granite work surfaces, a central island, and integrated appliances. A utility and boot room with side access adjoins the kitchen. A door from the rear of the kitchen leads into a rear hallway with access to a second access/rear lobby.

The very rear of the property provides access to the superb and attached two bedroom annex which offers a self-contained space with its own entrance, living room, kitchen/breakfast area, two good sized double bedrooms, and two en-suite shower rooms. This excellent addition is ideal for visiting/elderly relatives or even as a home office/studio space.

To the first floor of the main house, a landing provides access to four good-sized bedrooms, which comprises of three large bedrooms, and a fourth which is currently arranged as a study. The master bedroom includes access to an en-suite bathroom, with a separate family bathroom serving the remaining rooms.







THE PERFECT OUTDOOR SPACE

Externally, the property enjoys mature and well-stocked gardens with beech hedged boundaries for privacy. A charming courtyard is perfect for outdoor dining, with a detached outbuilding offering further potential for a studio or home gymnasium, and a raised pergola seating area, all set within a beautifully maintained leafy plot which extends to approximately 0.5 acres.

Well presented throughout, this excellent family home simply demands an early inspection and is ideal as a multi-generational home. Early viewings are deemed essential.



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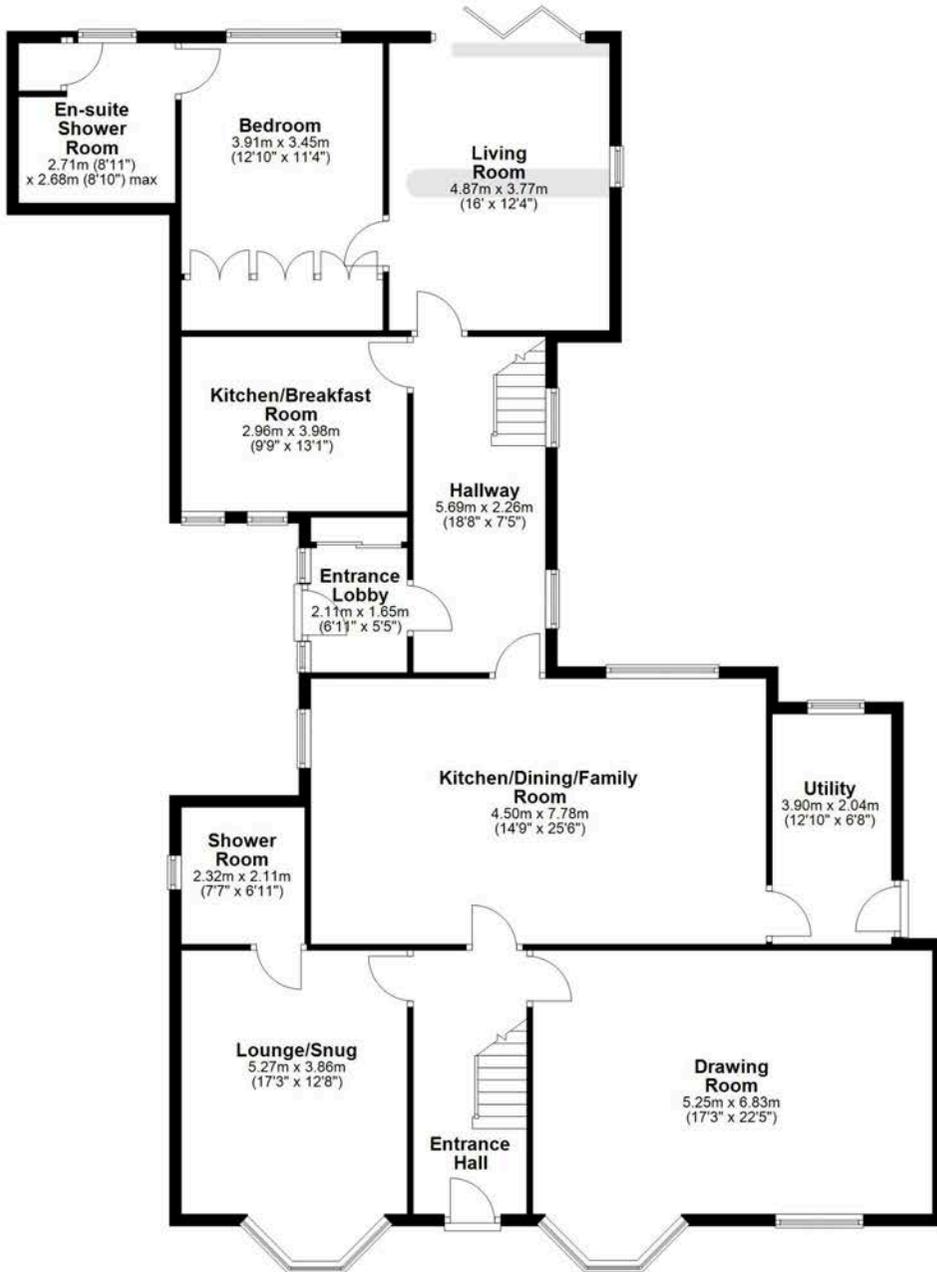




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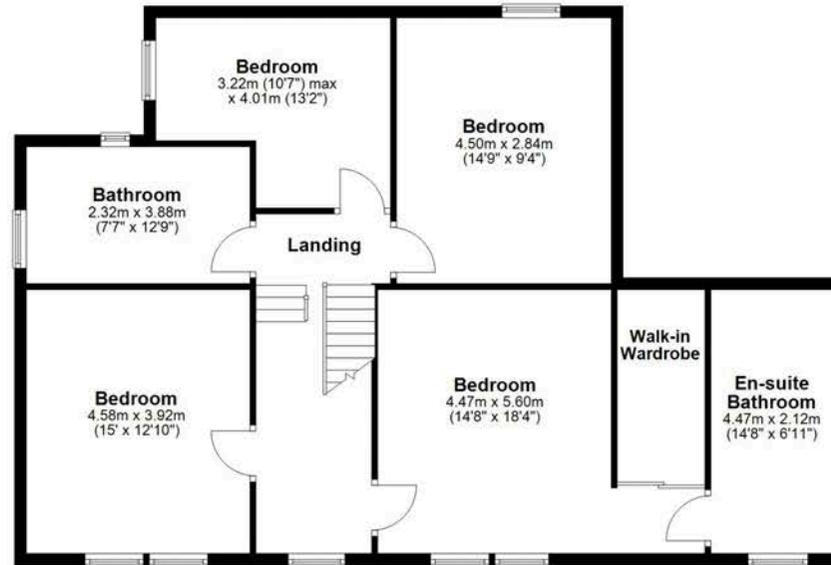
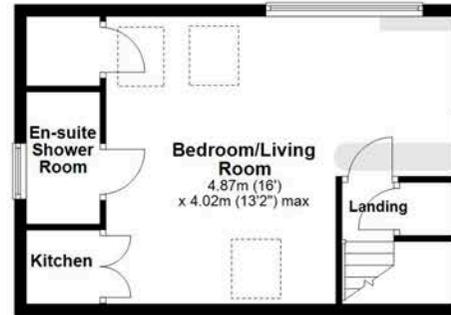
Ground Floor

Approx. 181.6 sq. metres (1954.5 sq. feet)



First Floor

Approx. 128.4 sq. metres (1382.0 sq. feet)



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 73 C |
| 55-68 | D | 66 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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