

BRUNTON
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MOUNT PLEASANT COTTAGE

Prospect Hill, Corbridge





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Magnificent four-bedroom Edwardian residence, brimming with period charm and character, set within approximately 1.5 acres of beautifully landscaped private grounds, with generous reception spaces, a fitted kitchen/breakfast room, multiple outbuildings, extensive private driveway parking for several vehicles, and delightful mature gardens offering privacy and far-reaching outlooks.

Mount Pleasant Cottage is an impressive home, rich in history and original features, showcasing exposed beams, characterful stonework and walls, striking period fireplaces, attractive bay windows and decorative coving throughout. The property offers a wonderful sense of heritage combined with comfortable and versatile living, ideal for both family life and entertaining.

Externally, the property enjoys extensive and established grounds extending to around 1.5 acres, featuring mature planting, open lawns and secluded seating areas. A range of outbuildings adds further versatility, while a substantial private driveway provides ample parking for multiple vehicles.

Situated in the highly sought-after Corbridge, the property enjoys a particularly desirable setting, with easy access to a range of local shops, independent cafés, restaurants and everyday amenities, along with well-regarded schooling options. The area is exceptionally well connected, with convenient road links and nearby rail services providing easy access to Hexham, Newcastle and surrounding areas.

This is a rare opportunity to acquire a charming period home in one of the region's most desirable locations.





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The internal accommodation is accessed via a welcoming entrance hall featuring bespoke tiled flooring, exposed stone walls and panelled finishes, creating a spacious and practical arrival space. From here, stairs rise to the first floor, with useful understairs storage beneath, while to the left is a practical utility room fitted with units, a sink and plumbing for appliances, together with a convenient WC. Also located on the ground floor is a well-proportioned double bedroom with exposed wooden beams, offering excellent versatility as a guest room, home office or space for multi-generational living.





To the first floor, the main living accommodation is centred around a striking open-plan dining area set beneath a vaulted ceiling with exposed timber trusses and skylights. This impressive space also features a multi-fuel stove set within an inglenook fireplace and provides generous proportions ideal for both dining and entertaining. A secondary entrance leads into a porch, adding further convenience. The dining area flows into a spacious living room with a bay window, fitted shelving and another attractive stone fireplace.



The kitchen and breakfast room is fitted with bespoke timber cabinetry, stone work surfaces, integrated appliances and a four-oven Aga. A central breakfast island and additional dining space make this a highly functional and sociable area, further enhanced by a stone fireplace. The kitchen also provides access to a balcony enjoying outstanding countryside views.



An inner hallway with storage leads to three further well-sized double bedrooms. The principal bedroom benefits from excellent front-facing views and en-suite facilities with exposed wooden beams. One of the additional bedrooms includes a spiral staircase leading to a useful attic room, providing flexible additional space, while a further double bedroom is also well proportioned. A family bathroom completes the accommodation.





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THE PERFECT OUTDOOR SPACE

Externally, the property is set within substantial grounds approached via a sweeping driveway providing ample off-road parking. The gardens extend to approximately 1.5 acres and are mainly laid to lawn, with defined seating and entertaining areas. The elevated position affords uninterrupted countryside views, while mature trees and established boundaries provide a high degree of privacy. A detached Edwardian summer house offers further versatile space, complemented by numerous outbuildings including a single and a double garage and two storage rooms.

Planning Permission Ref. No. 12/00902/FUL – Construction of two storey rear extension, balcony to first floor, removal of external oil store and relocation of oil tank, alterations to existing garage.

Planning Permission Ref. No. 24/03832/FUL – Proposed conversion of existing garage and store, to form one dwelling, along with associated car parking and amenity space.





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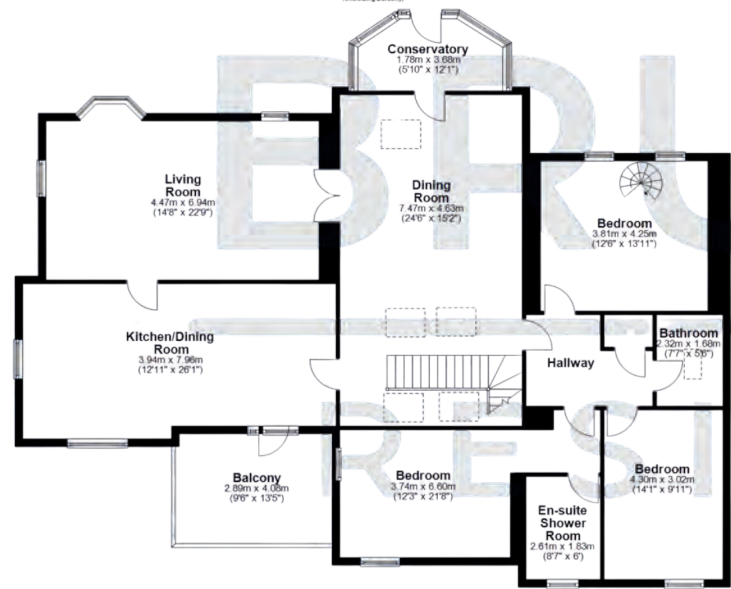
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | 68 D |
| 39-54 | E | | |
| 21-38 | F | 36 F | |
| 1-20 | G | | |

Ground Floor
Approx. 156.1 sq. metres (1679.6 sq. feet)



First Floor
Approx. 174.4 sq. metres (1877.6 sq. feet) (excluding Balcony)



Second Floor
Approx. 15.9 sq. metres (171.2 sq. feet)



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