

# BRUNTON

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RESIDENTIAL



**SANDY BANK, RIDING MILL, NE44**  
Guide Price £1,395,000

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Highbury House presents a rare chance to obtain a bespoke and modern detached residence which is perfectly positioned within Riding Mill, a desirable Tyne Valley village cherished for its charm, amenities and transport links.

Perched on the prestigious Sandy Bank, this outstanding, modern home commands a desirable and private position and is set amongst Riding Mill's most desirable, substantial homes. Providing a wonderful, south-facing plot, Highbury House boasts captivating views towards Riding Mill Burn and the sweeping Tyne Valley.

Riding Mill itself is a delightful village, and provides easy access into the historic village of Corbridge and the beautiful market town of Hexham. Its offerings include a welcoming public house, village halls, tennis club, first school, café and railway station with direct links into Newcastle and Carlisle.

Corbridge, situated just three miles away, provides additional shops, eateries, and social spots, alongside medical facilities and a middle school. Hexham, which sits six miles to the west, is a thriving market town with excellent senior schooling, rail links and Waitrose supermarket.

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This exceptional opportunity provides a striking new-build residence, delivered to shell stage and awaiting internal completion, which can be tailored to the new buyer's exacting taste. Crafted by Square Box Architecture, Highbury House marries modern materials with traditional French Oak accents, epitomising quality construction throughout.

Sited on an approximate 1-acre plot with a private Sandy Lane entrance, this wonderful modern home will boast an exclusive multi-car driveway leading directly to the front door and also gives access to a detached four-car garage.

At this stage, a buyer can oversee the first and second fix phases, refining specific design nuances, positioning electrical points, and honing the properties aesthetic to their very own personal perfection.

For the imaginative buyer, Highbury House promises full transformation into one of the estate's most formidable detached homes. Completion brings flexibility which is often lacking with second hand properties – with no inherited features to adapt or remove, allowing a truly personalised creation.

This is an excellent opportunity for the new owner to place their very own stamp in this established residential location and viewings are deemed essential to fully appreciate the potential of this excellent, modern family home.



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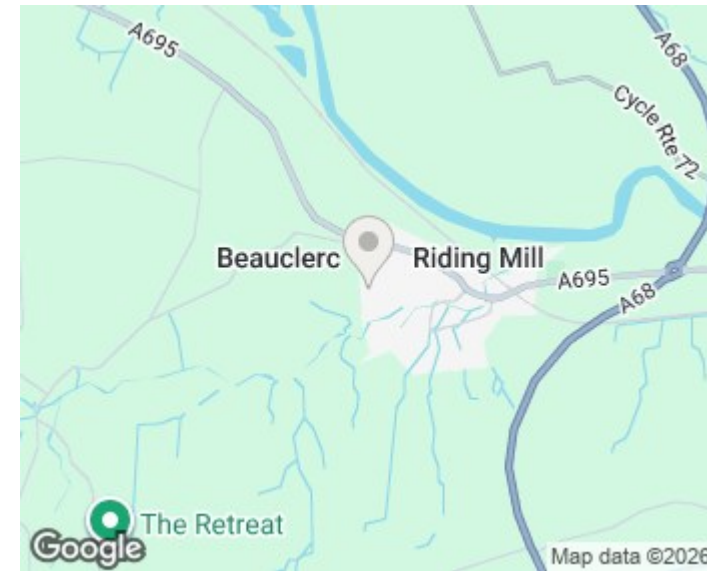
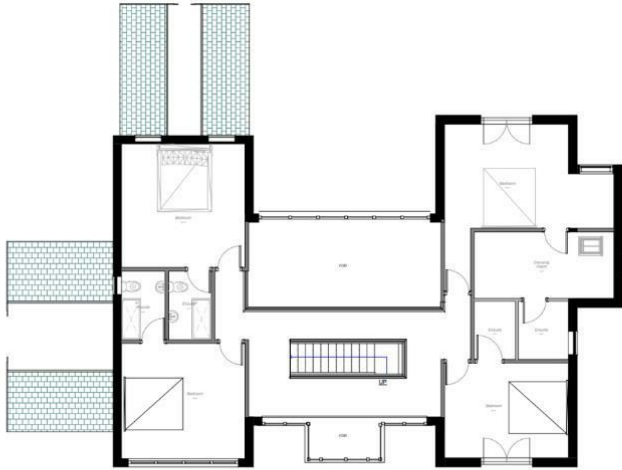
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND :

EPC RATING :



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	