



7 HILL STREET, CORBRIDGE
NORTHUMBERLAND, NE45 5AA



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Corbridge, Northumberland, NE45 5AA

This attractive stone-built end-terrace home offers a wonderful blend of character and flexible living space, situated in the heart of the charming village of Corbridge.

- Two bedrooms
- Two reception rooms
- Charming village location
- No onward chain
- EPC rating D



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DESCRIPTION

On the ground floor, the property features two reception rooms, both enhanced by charming character fireplaces. The front sitting room is accessed via a welcoming entrance vestibule, creating a warm first impression. The second reception room is currently arranged as a dining area and sits adjacent to the kitchen. This room is bright and inviting, benefiting from a side window overlooking the gated side lane.

The kitchen is positioned at the rear of the property and is fitted with a range of wall and base units, laminate work surfaces, and integrated appliances. There is also plumbing in place for both a washing machine and dishwasher. The current layout has been adapted to include a ground-floor shower room; however, this could easily be removed to create a larger open kitchen-dining space if desired.

To the first floor are two well-proportioned bedrooms, along with an attic conversion that provides versatile additional space and could comfortably function as a third bedroom. All bedrooms are served by a family bathroom.

To the rear, the property also benefits from a useful porch area, providing additional storage and practical access to the outside space.

LOCATION

Corbridge is a highly desirable historic village located in Northumberland, just west of Hexham and within easy commuting distance of Newcastle upon Tyne. Renowned for its charming character and attractive surroundings, Corbridge offers a unique blend of heritage, countryside living, and modern convenience.

The village is well known for its picturesque streets, traditional stone properties, and a vibrant centre featuring independent shops, cafés, restaurants, and local amenities. Corbridge benefits from a strong sense of community and a relaxed lifestyle, making it particularly popular with families, professionals, and those seeking a quieter rural setting while remaining well connected.

Excellent transport links include a railway station with regular services to Newcastle and Carlisle, along with easy access to the A69, providing straightforward travel across the







region. The surrounding countryside offers beautiful walks and outdoor activities, including nearby Hadrian's Wall and the Tyne Valley, both adding to the appeal of the location.

Services

Mains electricity, gas, water and drainage are connected. Gas fired central heating to radiators also supplying the domestic hot water.

Charges

Northumberland County Council tax band D.

Referrals

In accordance with the Estate Agents' (Provision of Information) Regulations 1991 and the Consumer Protection from Unfair Trading Regulations 2008, we are obliged to inform you that this Company may offer the following services to sellers and purchasers from which we may earn a related referral fee from on completion, in particular the referral of: Mortgages and related products our commission from a broker would be £100.00 incl VAT for Mortgages and £50 inc VAT for Insurances, however this amount can be proportionally clawed back by the lender should the mortgage and/or related product(s) be cancelled early.

Wayleaves, Easements and Rights of Way

The property is sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Viewings

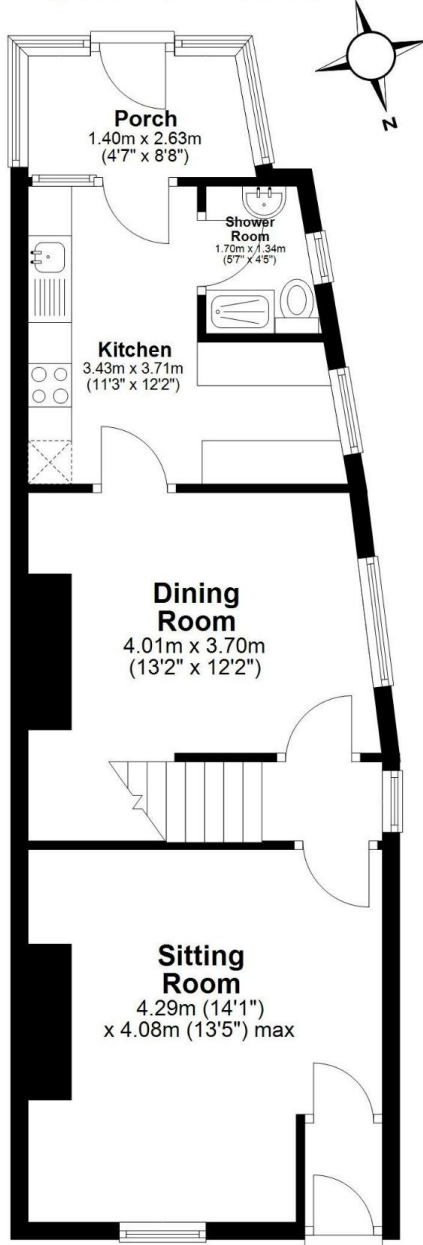
Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham.

Free market appraisal

We would be pleased to provide professional, unbiased advice on the current value and marketing of your existing home.

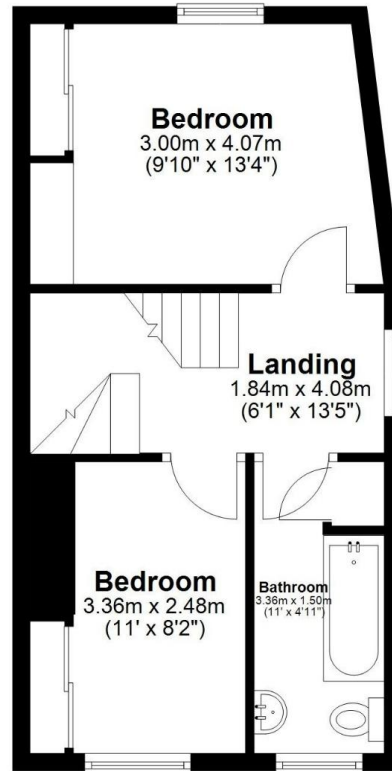
Ground Floor

Approx. 49.5 sq. metres (532.5 sq. feet)



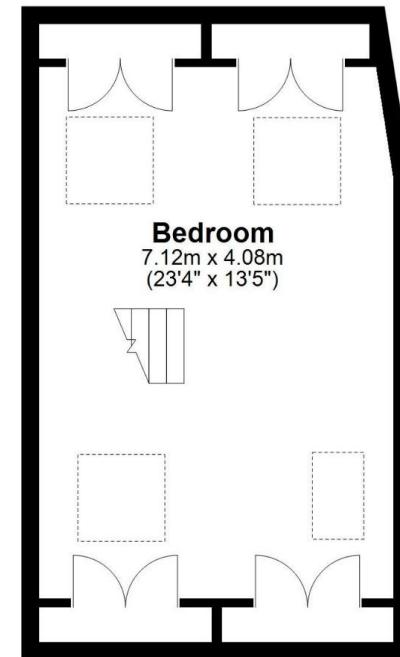
First Floor

Approx. 33.7 sq. metres (362.7 sq. feet)



Second Floor

Approx. 28.8 sq. metres (310.0 sq. feet)



Total area: approx. 112.0 sq. metres (1205.2 sq. feet)

7 Hill Street, -

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