



WOODSIDE, COLPITTS GRANGE, SLALEY,  
HEXHAM, NORTHUMBERLAND, NE47 0BY



# WOODSIDE, COLPITTS GRANGE

Slaley, Hexham, Northumberland, NE47 0BY

Woodside is a beautiful barn conversion set within the highly sought-after hamlet of Colpitts Grange, Slaley. The property offers an exceptional family home, rich in charm and character, with a wealth of attractive features that enhance its appeal.

The property is presented to a high standard, with tasteful decor and quality finishes throughout.

- Charming barn conversion
- Four bedrooms
- Spacious and versatile location
- Garage and driveway parking
- Peaceful, semi-rural setting
- EPC rating D

**OFFERS OVER £590,000**

## GET IN TOUCH

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## DESCRIPTION

The property is entered via a welcoming porch leading into a central hallway, with the accommodation flowing naturally throughout the ground floor. A substantial sitting room combines traditional charm with generous proportions and an abundance of natural light. Exposed stonework and deep-set arched windows create a warm, rustic atmosphere, while the impressive stone fireplace with inset wood-burning stove forms an inviting focal point. The separate dining room creates an ideal space for entertaining, with a door leading out to the patio area. The kitchen/breakfast room is well equipped and features an electric AGA, creating a welcoming heart to the home. It is further complemented by a practical utility room with access to the integral garage. In addition, there is a separate study, ideal for home working, hobbies or use as a snug, along with a convenient ground floor WC.

To the first floor, a spacious landing gives access to four well-proportioned bedrooms. The principal bedroom benefits from its own en-suite facilities, while the remaining bedrooms are served by a family bathroom. The layout offers excellent flexibility for families, guests or those requiring additional workspace.

Combining generous accommodation with the charm and character expected of a traditional barn conversion, this attractive stone-built home offers a wonderful balance of comfort, practicality and rural appeal.

Externally, the property enjoys a generous block-paved driveway providing off-road parking and access to the garage, together with an enclosed paved garden area.

To the front, there is an open-plan garden shared visually with the two neighbouring properties, although each homeowner owns and maintains their own designated section. In addition, the property benefits from a lawned side garden with mature planted borders.



## LOCATION

Colpitts Grange is a charming rural hamlet nestled within the beautiful Northumberland countryside, offering a peaceful setting while remaining conveniently accessible to nearby towns and amenities. Surrounded by rolling farmland and scenic landscapes, it provides an ideal balance of tranquillity and connectivity.

The popular village of Slaley is close by and offers a range of everyday conveniences, including a village shop and two traditional public houses. The renowned Slaley Hall further enhances the area with its excellent restaurant, golf courses, spa, and leisure facilities.

The historic market town of Hexham is easily accessible and provides a wider range of amenities, including supermarkets, shops, cafés, healthcare facilities, and well-regarded schooling. Educational options include schools in Slaley and Corbridge, together with senior schooling in Hexham. Independent education is available at Mowden Hall School near Corbridge, as well as a selection of private schools in Newcastle upon Tyne.

For commuters, the property is ideally positioned with excellent access to the A69, A1, Newcastle International Airport, and Newcastle city centre, offering extensive cultural, educational, recreational, and shopping facilities.

## CHARGES

Northumberland County Council tax band F.

## SERVICES

Mains electricity is connected. Oil-fired central heating serves the radiators and also supplies the domestic hot water. The property benefits from a private water supply via a borehole, with drainage to a septic tank.







### **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**

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.

### **FREE MARKET APPRAISAL**

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

### **VIEWINGS**

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



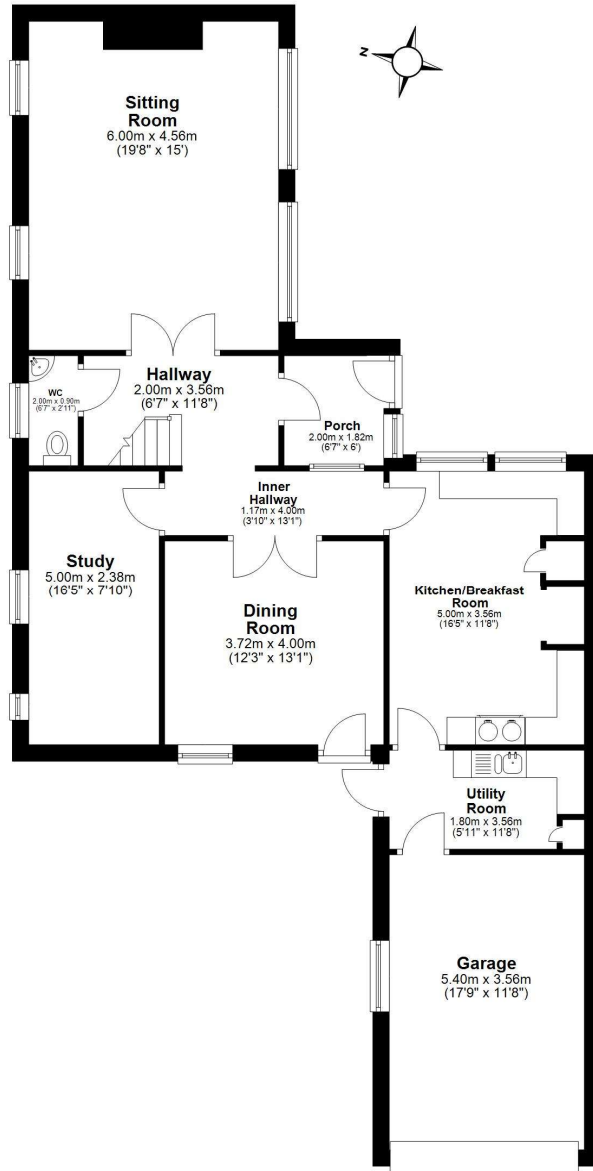






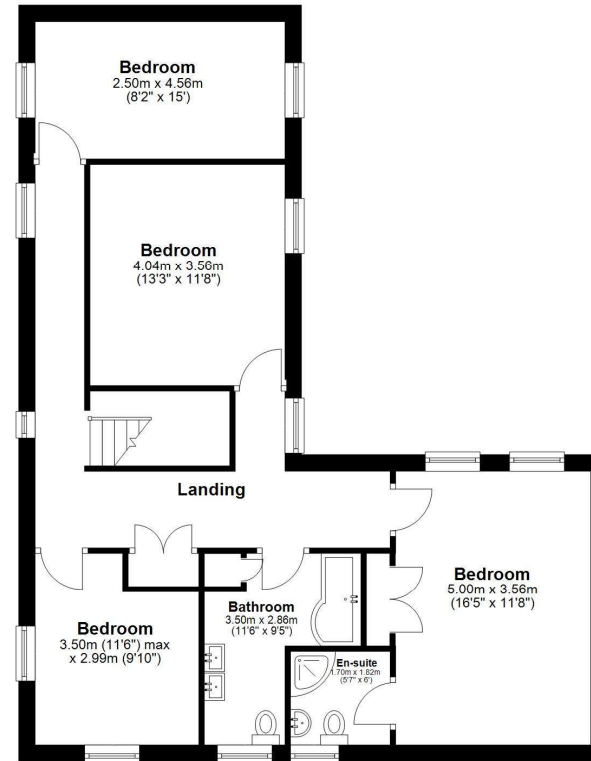
### Ground Floor

Approx. 118.4 sq. metres (1274.6 sq. feet)



### First Floor

Approx. 88.1 sq. metres (947.9 sq. feet)



Total area: approx. 206.5 sq. metres (2222.5 sq. feet)

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[www.youngsrps.com](http://www.youngsrps.com)  
Hexham 01434 608980



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