

Newcastle Road | Corbridge | Northumberland

The Hayes





Accommodation in Brief

Main house

Ground Floor

Entrance Vestibule | Reception Hall | Drawing Room | Dining Room | Sitting Room
Office | Garden Room | Kitchen/Breakfast Room | Pantry | Utility Rooms | Cloakroom/WC
Study/Office | Additional Stores | Workshop/Storerooms

First Floor

Principal Bedroom Suite with En-Suite Bathroom
Five Further Bedrooms (several with en-suite or private facilities)
Two Family Bathrooms | Linen Cupboards

Second Floor

Kitchen | Sitting Room | Bedroom | Bathroom

Hayes Lodge

Porch | Dining Room | Sitting Room | Kitchen | Garden Room
Utility Area | Bathroom | 3 Bedrooms | WC

Stable Cottage

Kitchen/Living Room | Sitting Room | Ground Floor Bedroom | WC
Two First Floor Bedrooms | Shower Room

Bothy Cottage

Kitchen/Living Room | Ground Floor Bedroom | WC
Two Floor Bedrooms | Shower Room

The Coach House

Hall | Sitting Room | Kitchen | Bedroom | Bathroom





The Property

Set discreetly within mature woodland on the southern edge of Corbridge, The Hayes is a substantial stone-built detached property of impressive scale and presence. Built in the late 19th century and long held in private ownership, the house combines fine architectural detail with an enviable setting, offering buyers the opportunity to create a distinguished modern family home through sensitive refurbishment.

Approached by a private gated drive, the house reveals itself gradually, framed by established trees and opening onto sweeping south-facing lawns. The elevations are handsome and well-proportioned, with tall sash windows and gabled rooflines softened by climbing plants, while a decorative timber porch provides a charming point of arrival.

Inside, the layout reflects the ambition of the house. The central reception hall is distinguished by its carved staircase and decorative archways, setting the tone for the accommodation beyond. A series of reception rooms unfolds with generosity, each defined by high ceilings, large windows and period fireplaces. These include a drawing room of excellent proportions, a dining room arranged for formal gatherings, and additional sitting and garden rooms that lend themselves to more relaxed family use. Together, they create a versatile suite of spaces for entertaining and daily living.

Positioned at the rear of the house, the kitchen reflects its country-house heritage, centered on a traditional Aga and complemented by a walk-in pantry and separate larder. A utility room sits to one side with an adjoining office, historically the butler's office and a shower room/WC alongside. These original spaces, once essential to the running of a Victorian home, are now highly sought after and could be sensitively adapted to blend heritage charm with modern convenience.

The arrangement provides an excellent framework for redesign, with the potential to create a large, open-plan kitchen and informal dining area.





Practicality is enhanced by the more recent addition to the Eastern gable, where a WC sits alongside a dedicated office. Nearby, the garden room provides a light-filled space with direct views of the grounds offering an informal counterpart to the more formal reception spaces. Together, these rooms highlight the depth and versatility of the accommodation, combining historic character with clear potential to be reimagined for modern family living.

The first floor provides generous family accommodation, arranged around a wide landing. To the rear are three impressively proportioned bedrooms, two of which have open fireplaces and all enjoying long southerly views across the gardens and Tyne Valley. The western wing houses three further bedrooms and two additional bathrooms, with the original servants' staircase providing direct access back down to the kitchen. Together, all bedrooms on this floor are served by either en-suite or family bathrooms.



Rising further, the entire second floor is currently configured as a self-contained apartment with kitchen, sitting room, bedroom and bathroom. These rooms are thought to have originally formed the nursery, playroom and governess's accommodation, and today present outstanding potential for reimagining as a dramatic principal suite. With ample space for bathing, dressing and lounging, and centred on a striking full-height feature window framing elevated views over the Tyne Valley, this floor offers the opportunity to create a remarkable contemporary retreat within the historic fabric of the house.

The bathrooms throughout the property, while serviceable, present an opportunity for redesign with modern fixtures and finishes. Throughout the house, period details such as decorative cornicing, stained-glass panels and original joinery have been carefully preserved, offering a rich framework for refurbishment.

Hayes Lodge

Hayes Lodge is a charming stone-built cottage that sits comfortably within the estate grounds, offering generous accommodation over two floors. The traditional layout opens with a welcoming porch leading into a dining room on one side and a well-proportioned sitting room on the other. The sitting room extends into a bright garden room, creating a relaxed space that draws in natural light and looks onto the gardens. To the rear, the kitchen is arranged in a more practical style, complemented by a utility area and bathroom that add everyday functionality. Upstairs, three bedrooms are served by a separate WC, making the property well suited for family living or longer-term stays.

Stable Cottage & Bothy Cottage

Stable Cottage and Bothy Cottage are a pair of stone-built cottages of matching scale and layout, each offering well-balanced two-storey accommodation within the grounds of the estate. Following a traditional cottage arrangement, the ground floor opens with a welcoming living space that combines sitting and dining areas, complemented by a kitchen positioned to the rear for everyday practicality. Each cottage also includes a ground-floor bedroom with WC, enhancing their flexibility for guests or extended family.

Upstairs, two further bedrooms provide comfortable accommodation, supported by additional bathroom facilities. Modest in scale yet full of charm, both cottages could be updated to suit a variety of requirements while preserving their integral character within the wider estate. The cottages are attached to the lodge and, subject to consents, offer scope to be knocked through and reconfigured, creating a larger, more flexible arrangement if desired.





The Coach House

Set slightly apart from the main house within the wooded grounds, The Coach House is a charming single-storey property offering scope as an independent annexe, guest accommodation or private rental. Its traditional exterior, with whitewashed walls and cottage-style windows, gives way to well-proportioned interiors filled with natural light.

A central hallway leads to a sitting room and separate kitchen, both with outlooks over the surrounding woodland. A generous double bedroom is served by a bathroom with bath and shower facilities, while exposed beams in several rooms add a note of period character.

The Coach House, together with Hayes Lodge, Stable Cottage and Bothy Cottage, offers a unique collection of ancillary properties within the estate. Perfectly suited for extended family, visiting guests or as income-generating opportunities, they sit comfortably within the grounds and enhance the versatility of The Hayes.



Planning Potential

It has been identified that there may be residential development potential on the existing site, subject to the necessary consents.

In addition to this, investigatory enquiries have commenced to assess the feasibility of further residential development within the grounds and on the land. This exercise is ongoing as part of a larger scale development with some other parcels of land in the vicinity, potentially enabling better access. We will update the information in the particulars as it becomes available.





Externally

The Hayes sits within expansive, mature grounds extending to lawns, woodland and landscaped gardens. Approached by a short gravel driveway, the house stands in an enviable south-facing and gently sloping site, both private and sheltered, flanked to either side by mature woodland. The grounds extend to approximately 7.6 acres and enjoy uninterrupted views across green-belt countryside, stretching south over the River Tyne and valley. The aspect ensures long hours of light, with sweeping lawns framed by trees and planting. A variety of outbuildings and workshops provide useful ancillary space, while the tree-lined drive enhances the privacy and seclusion of the setting.

Local Information

Corbridge is a popular, charming and historic village that sits on the River Tyne in the heart of the scenic Tyne Valley. The village offers a full range of day-to-day amenities with a wide variety of shops, restaurants, inns, doctor and dentist surgeries, community services and a garage, while nearby Matfen Hall and Close House offer excellent leisure facilities. The nearby market town of Hexham offers more comprehensive services with large supermarkets, a further range of shops and professional services together with a leisure centre, cinema, theatre and hospital.

For schooling there is a First School and Middle School in the village, while senior schooling is offered in Hexham.

For the commuter, Corbridge is convenient for the A69 which gives excellent access to Newcastle in the east and Carlisle in the west, and onwards to the A1 and M6. There is a railway station on the edge of the village which provides cross-country services to Newcastle and Carlisle where connecting main line rail services are available to major UK cities north and south. Newcastle international Airport is also very accessible.



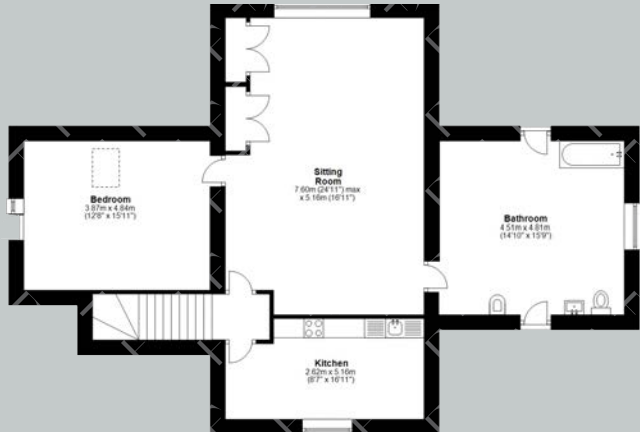
Floor Plans



Ground Floor



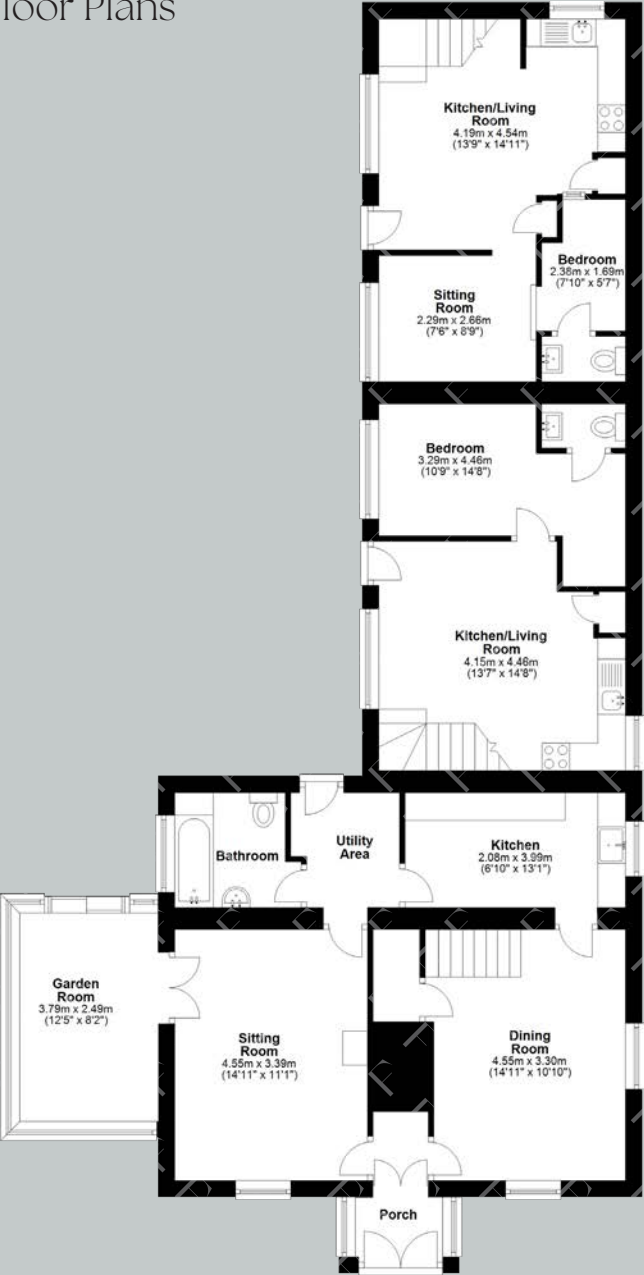
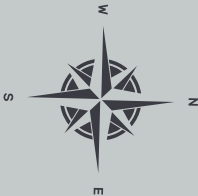
First Floor



Second Floor

Main House total area: approx. 783 sq. metre (8428.4 sq. feet)

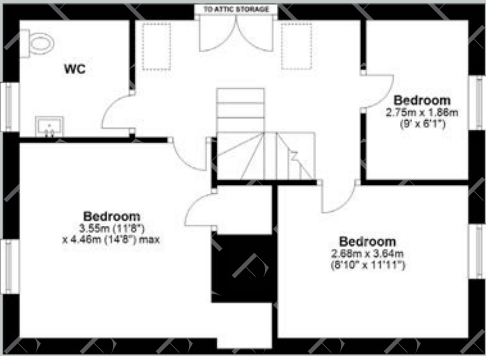
Floor Plans



Ground Floor



First Floor



Coach House
Ground Floor

Hayes Lodge, Stable Cottage and Bothy Cottage total area: approx. 235.9 sq. metre (2539.5 sq. feet)
Coach House total area: approx. 235.9 sq. metre (2539.5 sq. feet)

This map shows the boundary of The Hayes, which is outlined in red. The area within this boundary is divided into several sections. A large section in the lower right is shaded with blue diagonal lines, indicating a 'Clawback' area of 3.45 ac. Other sections are labeled: 'Stable Cottage', 'The Lodge', 'The Hayes', 'Beech Cottage', 'Cedarside Cottage', 'Woodcote', 'Uplands', 'Hallbank', 'The Snelling', 'Kepp's Cottage', and 'Track'. The map also shows surrounding areas, including 'Woodcote', 'Uplands', 'Hallbank', 'The Snelling', and 'Kepp's Cottage'. Distances are marked along the top and right edges: 58.2m, 61.6m, 6.4m, and 64.3m. A legend in the bottom right corner identifies the red outline as 'The Hayes Boundary - 7.60 ac' and the blue hatched area as 'Clawback - 3.45 ac'.

This obligation runs with the land and binds all future owners or purchasers. Full documentation, including the overage agreement, will be made available on request. Prospective purchasers are advised to obtain their own legal advice in relation to the overage clause and its implications, including valuation methodology and timing.



Wayleaves, Easements & Rights of Way

Services

Gas central heating, mains water, drainage and electricity.

Postcode

Council Tax

EPC

Tenure

NE45 5LP

Main House: Band B
Flat and Bothy: Band A
Lodge: Band D
Coach House: Band B

Rating D

Freehold

Viewings Strictly by Appointment

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PROPERTIES

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