



The Old Vicarage

Bywell, Stocksfield, Northumberland



The Old Vicarage, Bywell, Stocksfield

A peacefully located and enchanting former vicarage in a wonderful garden with cottage

Stocksfield station 0.8 mile
(Hexham 14 minutes, Newcastle upon Tyne 29 minutes, Carlisle 1 hour 6 minutes, London Kings Cross 3 hours 40 minutes)
Hexham 9.4 miles | Newcastle International Airport 13.2 miles

5 Bedrooms | 3 Bathrooms (1 en suite) | 4 Reception rooms
Conservatory | Wine cellar
3 Garages | Traditional outbuildings | Delightful formal and informal garden and courtyard | Gardener's Cottage

THE PROPERTY

The Old Vicarage is an enchanting stone-built property providing almost 4,700 sq. ft. of light-filled flexible accommodation arranged over four floors. The property is sensitively modernised yet retains plenty of its character features including sash, mullioned and casement windows and generously-proportioned rooms with some oak

panelling and carved stone fireplaces. The ground floor accommodation flows from a welcoming entrance hall and includes spacious drawing and sitting rooms, both with feature fireplaces with woodburners, a generous study, a stunning orangery-style conservatory with French doors to the garden and a 30 ft. garden room/gym with French doors to the garden. The large kitchen/breakfast room has bespoke wall and base units, a four-oven Aga, modern integrated appliances and a useful separate utility room and walk-in larder. The property also benefits from generous cellarge. On the upper two floors there are five generous double bedrooms, two with en suite bathrooms, as well as a store, suitable for use as a sixth bedroom if required, and a family bathroom with bath and walk-in shower.

OUTSIDE

The property is approached over a tarmac and gravelled driveway, providing plenty of parking space and giving access to the detached (triple) garage block. The part-walled garden is laid mainly to level lawn with well-stocked flower and shrub beds and features a vegetable garden and numerous seating areas and terraces, all ideal for entertaining and al fresco dining.





SITUATION

Bywell is now a quiet hamlet. The Old Vicarage is nestled in the heart of the Allendale Estate in an idyllic and peaceful position. The village of Bywell sits on the north bank of the famed River Tyne, which separates Stocksfield, a popular village with a good range of day-to-day amenities including a village shop, GP, train station, a popular first school and cricket, tennis and golf clubs.

Nearby Hexham and Newcastle offer more comprehensive cultural, recreational, medical, shopping and schooling facilities.

The Old Vicarage enjoys excellent communication links, giving access to surrounding villages and towns and to the beautiful Northumbrian coastline, easy access to Newcastle International Airport as well as excellent rail links from Stocksfield to Newcastle, Hexham and Carlisle which is used by commuters and school children alike.

The area offers a good range of state schooling including Broomley and Ovingham First Schools, and Ovingham Middle School together with a wide selection of noted independent schools including nearby Mowden Hall prep school and the regionally renowned Newcastle schools.



HISTORY

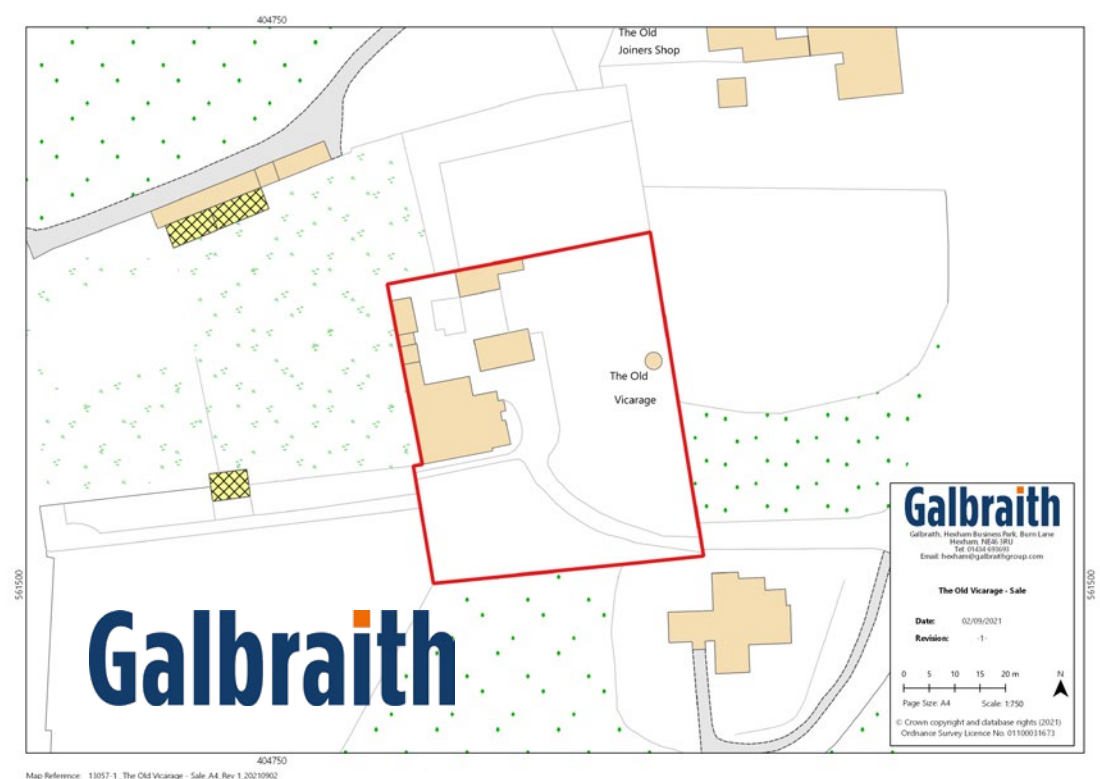
The Old Vicarage is grade II listed as being historically and architecturally important. It was occupied by Mathew Owen in 1698, the parson of St Andrew's Church at that time. An inscription above the front door bears his name with that date. Above the stonework is inscribed with the diocese of Durham coat of arms. There is a memorial stone dedicated to Mathew in the church.

The church tower is a pleasant and beautiful feature seen from the vicarage garden a reminder of the Saxon heritage of the historic village of Bywell. It is one of only a few Saxon churches in England built side by side with a second. Originally these churches serviced the Baronies of Balliol and Bolbec. St. Peter's for the monastery and St Andrew's for the parishioners. The Saxon Cross which marks the right turn into the Old Vicarage drive would originally have been shared between the two churches as a central gathering point for the community.

The land upon which the vicarage is built (including what is now the vicarage garden) was endowed by the Reverends Hutton and Hall in 1651. It was then called Three Quarter Land and was meant to be beneficial to the poorer parishioners. It is here that the village grew and extended. In 1770 William Blackett gave £200 for the augmentation of the vicarage possibly securing its future as a private dwelling until this day.

Bywell was once a busy settlement of importance stretching round the bend of the River with artisans of iron artefacts, traders and dwellings. In 1801 there were 200 people living in Bywell.







Gardener's Cottage

DIRECTIONS - Post Code NE43 7AD

From Hexham, follow A695 for 5.7 miles and at Broomhaugh Roundabout take the 2nd exit to stay on A695. After a further 1.5 miles turn left onto B6309, cross the River Tyne then after 0.7 mile turn left. The drive and gates to The Old Vicarage are on the right just before St Andrews' church.

GENERAL

Services: Mains gas and electricity are connected. Water from a private estate supply. Drainage to a shared private system on the Allendale Estate.

Local Authority: Northumberland County Council

Tenure: Freehold

Council Tax: Band G,

EPC exempt given Grade II listing

Mines & Minerals: Included where owned

VIEWING

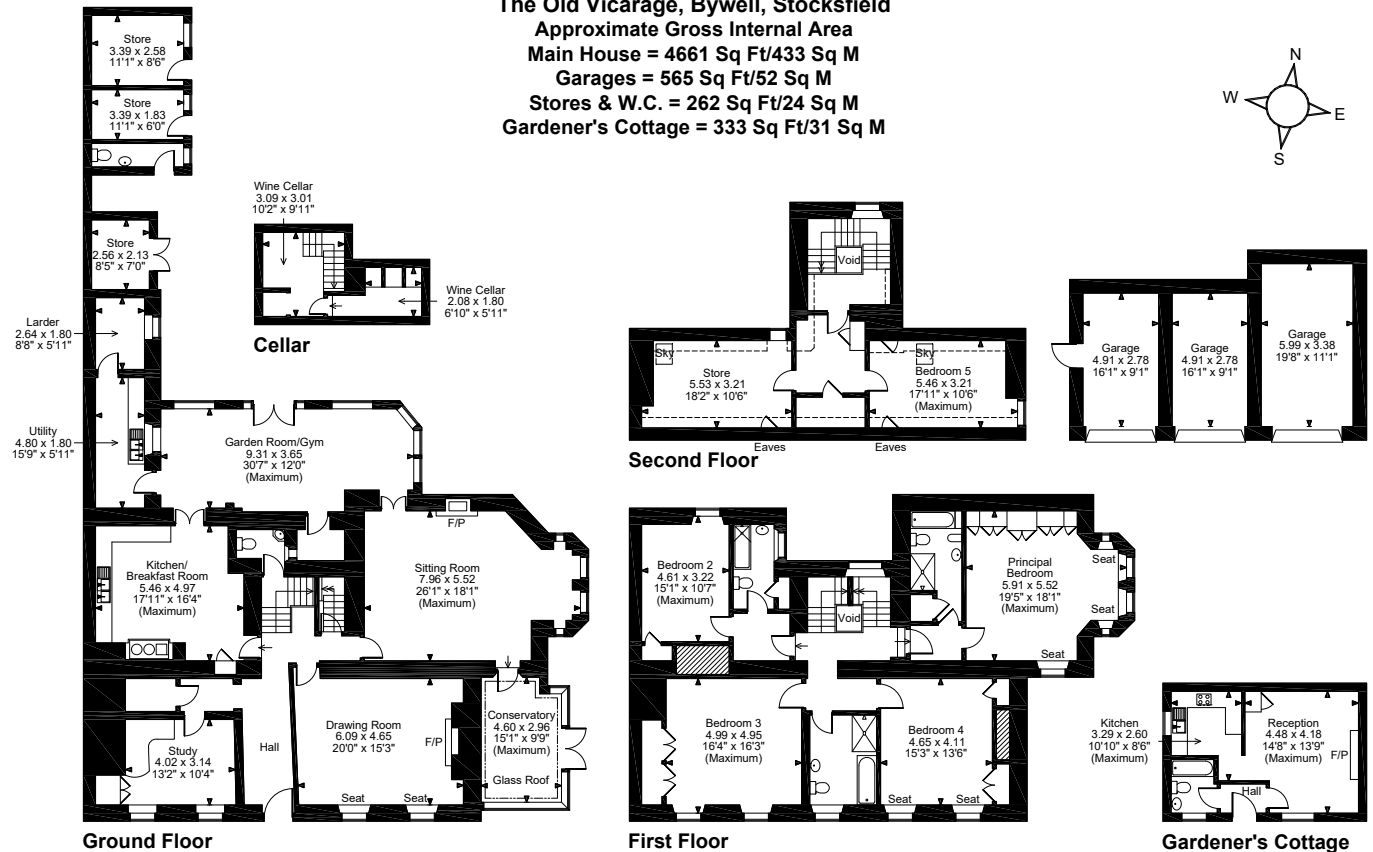
Strictly by appointment with Galbraith Hexham 01434 693693. Covid-19 safety guidelines being observed.

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either: a) originals of primary (e.g. a passport) and secondary (e.g. current council tax or Utility bill) or b) copies of the same certified and dated by appropriate professional. Failure to provide this information may result in an offer not being considered.



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The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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IMPORTANT NOTES

1. These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 4 If there are matters of particular importance please raise this with us and we will try to check the information for you. Particulars prepared August 2021. Photographs taken August 2021.