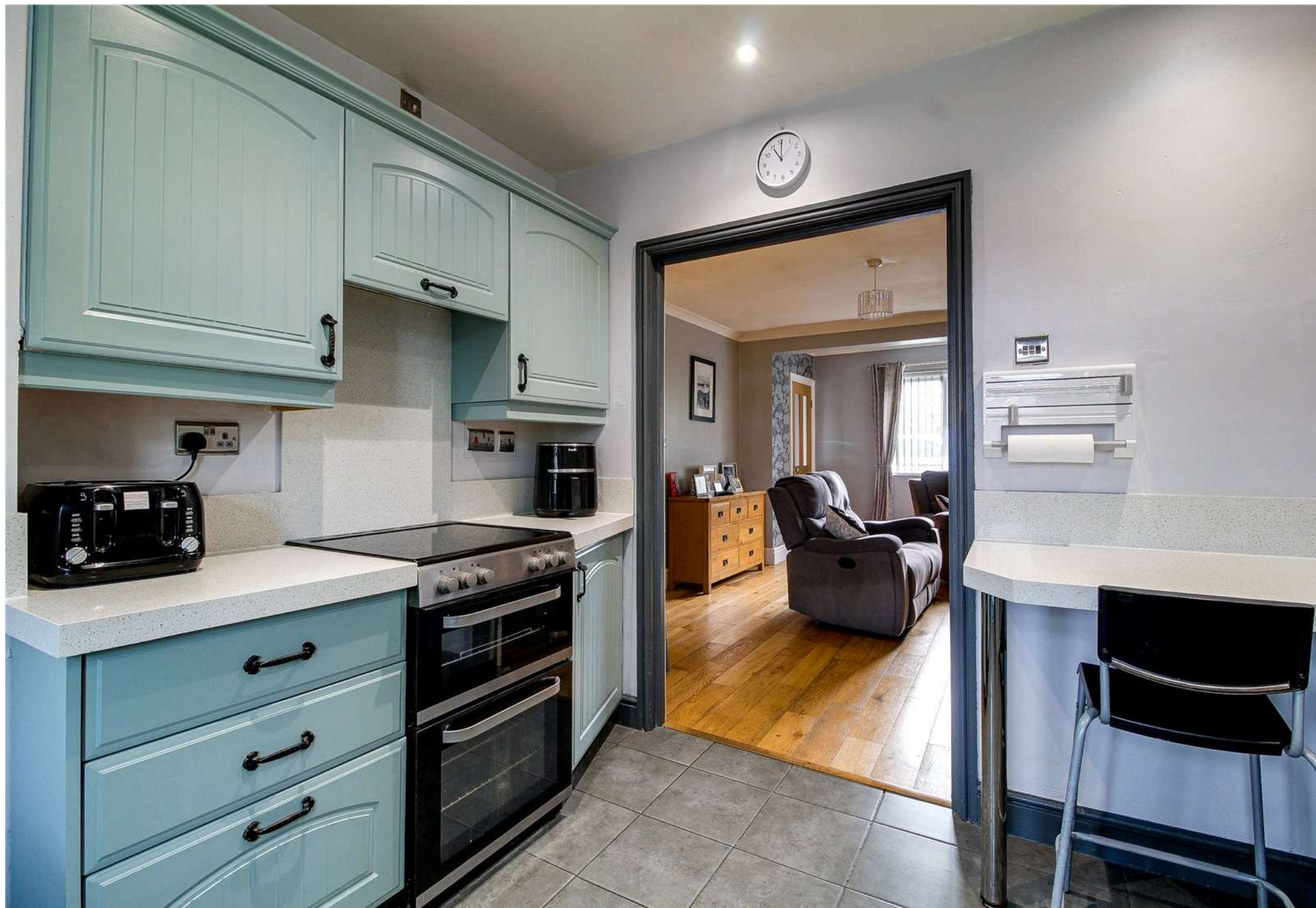




2 WALLRIDGE COTTAGES, INGOE
NEWCASTLE UPON TYNE, NORTHUMBERLAND, NE20 0SY



2 WALLRIDGE COTTAGES

Ingoe, Newcastle upon Tyne, Northumberland, NE20 0SY

A delightful two-bedroom cottage enjoying scenic views, set within approximately 3.22 acres. Ideally positioned near the tranquil hamlet of Ingoe and within easy reach of the sought-after village of Matfen.

- Two-bedroom cottage
- Beautifully presented
- Circa 3.22 acres
- Equestrian potential
- EPC rating F

OFFERS IN EXCESS OF £300,000

GET IN TOUCH

youngsRPS, Myenza Building, Priestpopple, Hexham, NE46 1PS

01434 608980

hexham@youngsrps.com





Description

2 Wallridge Cottages is a charming two-bedroom country home, beautifully positioned in a peaceful rural setting with uninterrupted views over the rolling Northumberland countryside. Surrounded by open landscapes, the property combines traditional character with modern comforts, offering an ideal retreat for those seeking village tranquillity within easy reach of nearby amenities.

The accommodation is well presented throughout. A welcoming porch opens into a bright and homely sitting room, centred around a wood-burning stove set within an attractive inglenook fireplace. The modern, well-equipped kitchen follows, fitted with a range of wall and base units, contrasting work surfaces and a breakfasting area. A practical utility room provides further storage, plumbing for appliances, and access to the rear garden.

There are two generously sized double bedrooms, both filled with natural light and tastefully finished. The layout is completed by a stylish, fully tiled family bathroom comprising a bath with shower over, WC, vanity unit with wash hand basin and an illuminated mirror above.



Externally, the property extends to approximately 3.22 acres, offering a mix of established gardens, paddock, and natural countryside. The front garden is enclosed and laid to lawn, while the rear garden enjoys a lawned area, patio, and seating space with far-reaching views. The land also includes a pond and a variety of outbuildings, including two good-sized stables, two storage sheds, a greenhouse, a field shelter, and a tractor house – making the cottage particularly appealing to buyers with smallholding, equestrian or lifestyle interests.





Location

Wallridge lies just outside the tranquil hamlet of Ingoe, surrounded by the stunning open countryside of Northumberland. The nearby village of Matfen offers a thriving community with a popular pub, village store, and the renowned Matfen Hall Hotel, Spa and Golf Estate. The historic market towns of Corbridge and Hexham are within easy reach, providing a wider range of shops, cafés, restaurants, and excellent schooling options. For commuters, Ponteland and Newcastle are both easily accessible, offering further amenities and transport links, while the A69 and A1 provide convenient connections across the region. Despite its peaceful rural setting, Wallridge is ideally positioned for those seeking both countryside living and accessibility.

Services

Mains water and electricity and drainage are connected, LPG central heating.

Charges

Northumberland County Council tax band B.

Viewings

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

Free Market Appraisal

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

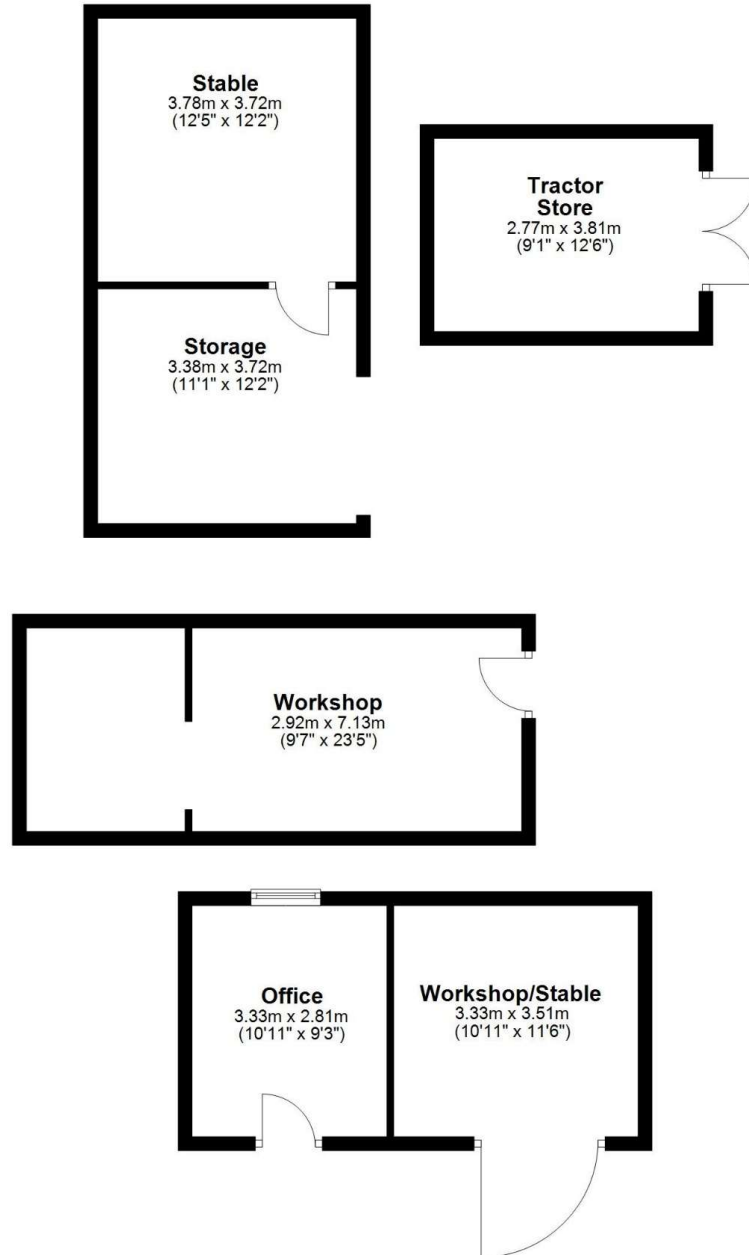
Wayleaves, Easements and Rights of Way

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



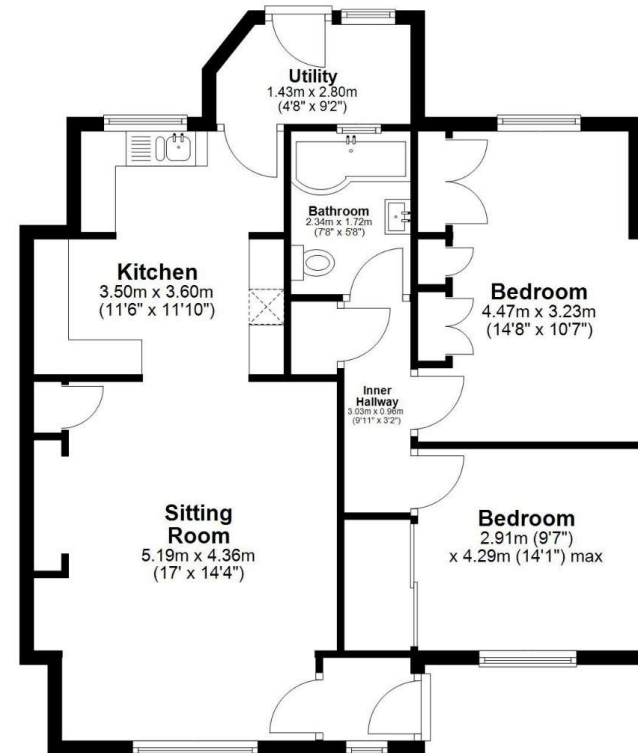
Outbuildings and Stables

Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus outbuildings, approx. 79.7 sq. metres (857.7 sq. feet)



Ground Floor

Approx. 74.2 sq. metres (799.0 sq. feet)



Main area: Approx. 74.2 sq. metres (799.0 sq. feet)
Plus outbuildings, approx. 79.7 sq. metres (857.7 sq. feet)

2 Wallridge Cottages, Ingoe, -

www.youngsrps.com
Hexham 01434 608980



IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of youngsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.