

Brown Rigg,
Darrass Hall Fringe, Dissington Lane, Northumberland.

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**A beautifully
appointed detached
family home with an
extensive garden.**

Medburn 1 mile | Ponteland 3.5
miles | Newcastle upon Tyne 9
miles | Corbridge 11.5 miles

3 reception rooms
Breakfasting kitchen
4 Bedrooms (one with dressing
room) | 2 Bathrooms | Double
Garage | Extensive Gardens
Circa 1.5 acres

THE PROPERTY

Brown Rigg is a comfortable and well-presented detached family home, set in a peaceful rural location. There are three reception rooms on the ground level, providing space for relaxing as a family or entertaining guests. These include the generous sitting room with its two seating areas, fireplace, and large windows welcoming plenty of natural light. There is also a useful home office and an airy dining room with sliding doors opening to the rear garden. The kitchen is in an open-plan layout with fitted units providing plenty of storage and integrated appliances.

The ground floor has one double bedroom and a family bathroom, while a further three double bedrooms are found on the first floor. The main bedroom has a large adjoining dressing room, while the other bedrooms benefit from built-in

storage. The first floor also has a family bathroom.

OUTSIDE

At the front of the property the gravel driveway provides plenty of parking space and access to the double garage. The garden at the front has an area of lawn bordered by established hedgerows and trees, while at the rear there is a timber deck across the back of the house, with a far-reaching area of lawn.

LOCATION

Nestled on the edge of the picturesque hamlet of Dissington close to Medburn Village and the ever popular Darras Hall, Brown Rigg is perfectly positioned to enjoy peaceful rural surroundings while being within easy reach of everyday amenities and all that the North East has to offer from vibrant city life to stunning countryside and a renowned coastline. The nearby popular historic town of Ponteland offers a good range of day-to-day facilities, including shops, public houses and wine bars, supermarkets, cafés, critically-acclaimed restaurants and bistros together with a diverse selection of sports clubs and a modern leisure centre. Ponteland also has an excellent range of schooling options for all ages. For those considering private education, Newcastle boasts several prestigious schools. and is a bustling cultural and professional hub. For commuters Brown Rigg offers easy access to Newcastle and beyond, with the A69 and A1 nearby. Newcastle Central Station offers mainline rail services to the north and south, while Newcastle International Airport is conveniently accessible.





DIRECTIONS

From Hexham head east on the A69. Take the exit onto the B6323 Ponteland Road and head north. At the T junction turn left onto Stamfordham Road. Drive along Stamfordham Road and the property is the first house on the right hand side after passing the Medburn turning. Post Code: NE15 0AB

GENERAL

Services: The property is connected to mains electric and water, oil fired central heating, and septic tank drainage

Local Authority: Northumberland County Council

Tenure: Freehold

Council Tax: Band F | EPC: Rated D

OVERAGE

The property is being offered for sale subject to development value covenants (overage) relating to increases in value arising in connection with the grant of planning permission for change of use or increasing the quantity of dwellings on the site. The specific details will be dealt with under the legal documentation.

VIEWING

Strictly by appointment with Galbraith Hexham

Tel: 01434 693693 Email: hexham@galbraithgroup.com

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.



WHAT THREE WORDS

[reviewed.replenish.trailing](https://www.replenish.trailing)

Galbraith

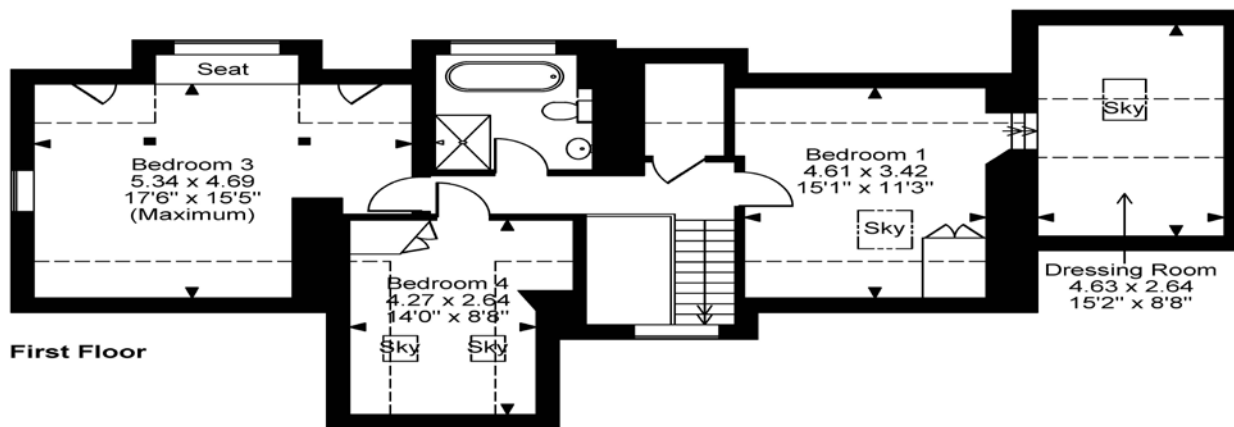
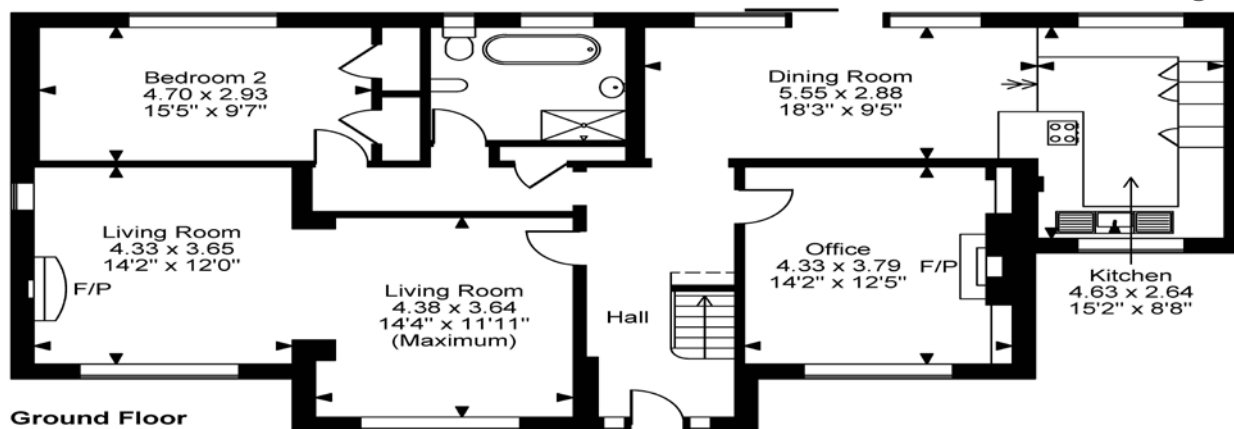


Hexham Business Park, Burn Lane, Hexham,
NE46 3RU

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Brown Rigg, Dissington Lane, Newcastle upon Tyne Approximate Gross Internal Area 1908 Sq Ft/177 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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 2025. Photographs taken August 2025.