



# Ridgeway

Yarridge Road, Hexham



SANDERSON  
YOUNG









## Ridgeway Yarridge Road, Hexham, NE46 2JS

Ridgeway is a beautiful example of a classic 1930s modernist detached family home, perfectly positioned on Yarridge Road, Hexham. This much loved residence has been in the ownership of the current family for over 40 years and offers exciting potential to be extended/redeveloped, subject to the appropriate planning consents.

This magnificent property sits in approximately 1 acre of private mature grounds, a mix of formal gardens, extensive lawns and woodland. Its elevated position to the south of Hexham provides dramatic views across the North Tyne Valley and Northumberland beyond.

Yarridge Road is enviably situated at the southern end of Causey Hill Road close to Hexham Racecourse, only 5 minutes drive from the centre of the delightful market town of Hexham with its excellent schooling, shops, cafes, restaurants and transport links.

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### Price Guide:

Offers Over £850,000

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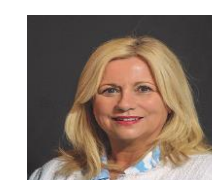


The internal accommodation comprises: Lobby | Entrance hall with ground floor guest WC, cloakroom and staircase leading to the first floor | Generous lounge with dual aspect windows offering views out over the front and rear gardens, fireplace and door leading to the sun room | Sun room with French doors leading to the front gardens | Family room with corner window and door leading to the kitchen/diner.

The kitchen and dining room is placed to the rear of the ground floor and offers a fitted kitchen with wooden worktops and integrated appliances with a bay window from the dining area offering views of the rear gardens and access to a walk in store | Stairs from the kitchen lead down to a large utility area with a door leading to the rear gardens, whilst a back door from the kitchen provides direct access from the garage.

At first floor level the landing gives access to three good sized bedrooms, all of which are comfortable doubles with south facing windows | The principal suite benefits from a dual aspect and includes an ensuite bathroom and dressing room, as well as walk in storage. A further single bedroom is located at the north east end of the first floor corridor adjacent to the family bathroom.

Stairs then lead up to a fourth bedroom/study with direct access to the roof terrace which offers spectacular 360 degree views across the Tyne Valley and Hexhamshire to the south.



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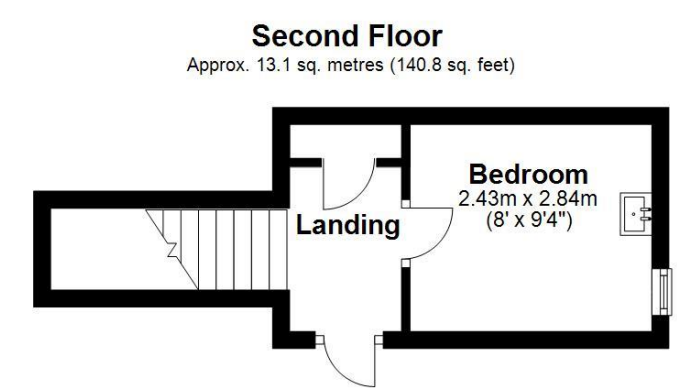
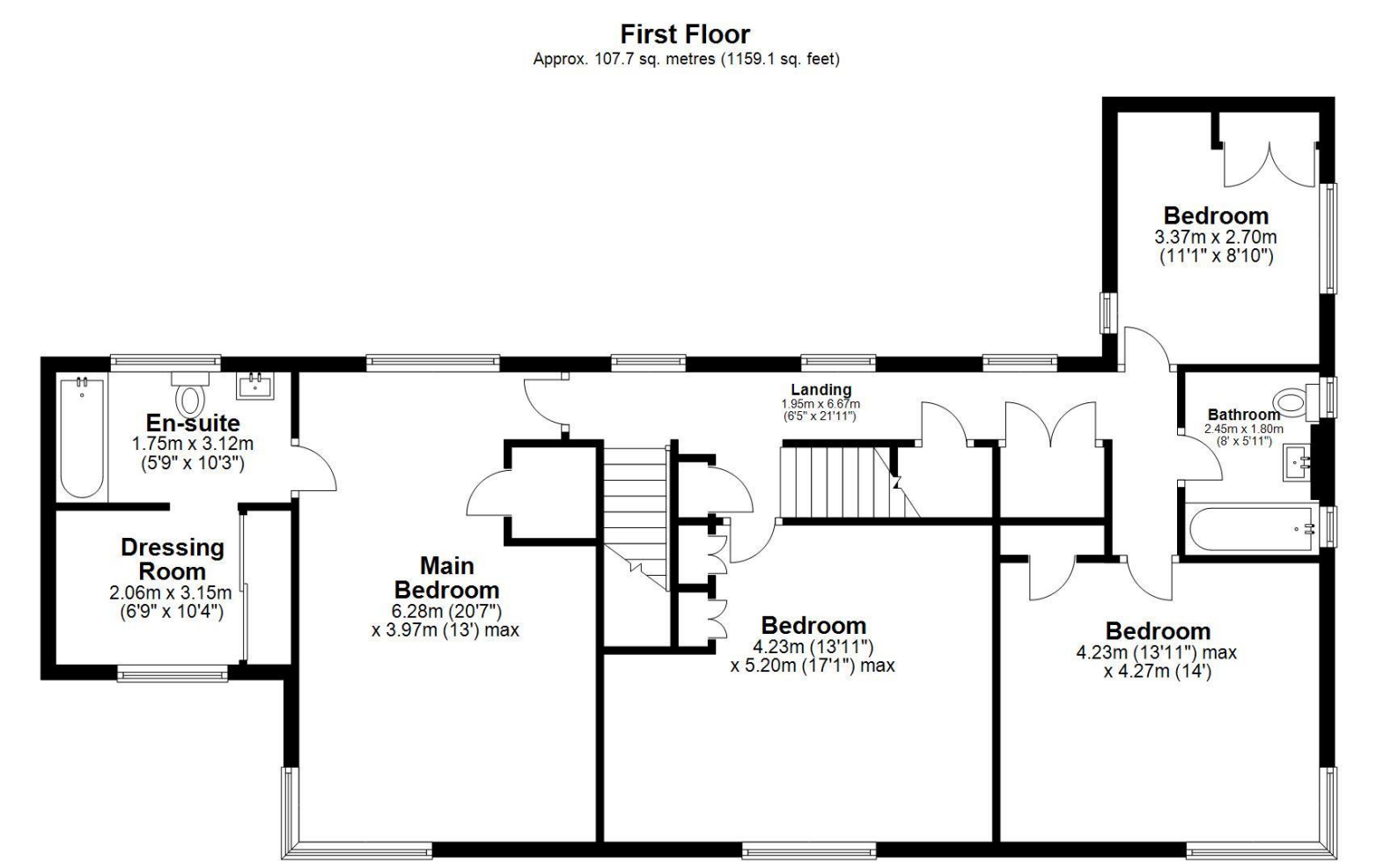
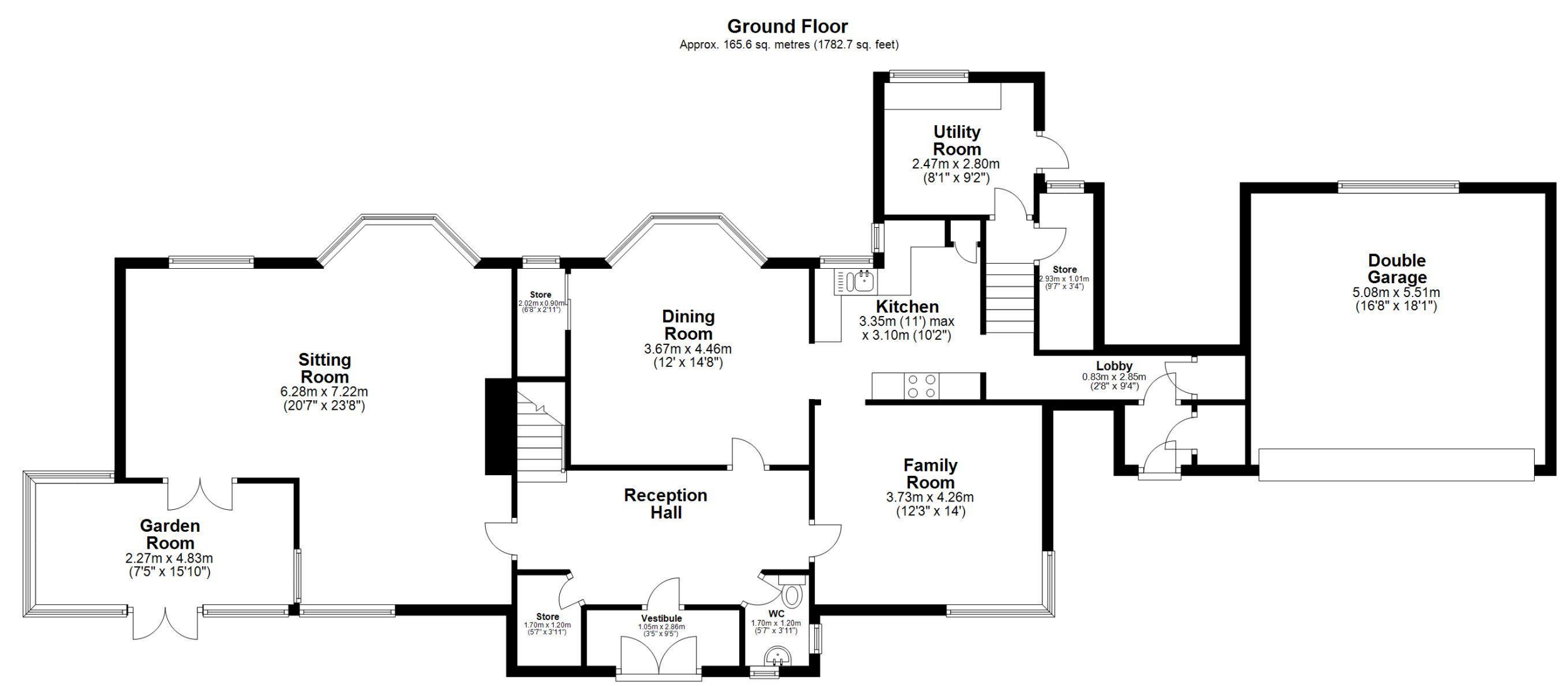
Externally, the property is accessed via a gravelled driveway providing off street parking for multiple vehicles and leading to the generous double garage.

Whilst close to Hexham town, the setting is rural, with open fields surrounding the property on all sides and access to the beautiful Northumberland countryside direct from the front gate.

The mature garden provides privacy, with attractive established trees to all boundaries and the formal garden includes a raised lawn, which was originally constructed as a tennis court and with the potential for reinstatement.

Priced to reflect some internal modernisation, with new double glazed windows, oil central heating and original cherry wood parquet flooring throughout, this is an excellent and rare opportunity to purchase a wonderful family home and early viewings are deemed essential.

Services: Mains electric and water. Private drainage | Tenure: Freehold | Council Tax: Band G | Energy Performance Certificate: Rating F



Total area: approx. 286.4 sq. metres (3082.6 sq. feet)  
**Ridgeway On Yarridge, HEXHAM**



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