



Lower East Wing

Shaws Lane, Hexham



SANDERSON
YOUNG





Lower East Wing Shaws Lane, Hexham, NE46 3BN

Lower East Wing is a beautiful single level apartment with stunning period features in a peaceful and picturesque complex with views over magnificent gardens and countryside. The property is located on the ground floor of a stunning Grade II Listed country house.

Originally built in 1830, the stone and brick built house was extended in around 1860 by renowned architect John Dobson and retains a wealth of period features. Internally, the property has been sympathetically maintained, offering spacious and flexible accommodation in a characterful setting.

Attractive stone steps lead up to the glass panelled front doors which open into an entrance hall with oak panelled ceiling and floor to ceiling windows looking out across the south facing garden. French windows provide access to the patio and the gardens.

Price Guide:
Guide Price £495,000

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French windows provide access to the patio and the gardens. The centre piece of the property is the fabulous sitting/dining room with original oak panelling, a magnificent Italian-made ceiling and a stone fireplace with marble surround that features the initials of the Northumberland Straker family. A large bay window offers views of the front garden and floods the room with light. The original mahogany floor is in place underneath the carpet and could easily be reinstated to its former glory.

An inner hall, with further oak panelling and a fitted glass panelled China cabinet, provides access to the rest of the accommodation. The kitchen has a range of fitted units with elegant blue pearl granite work surfaces and features an electric range cooker with two ovens, grill and warming oven plus seven ring gas hob. A dishwasher, fridge and freezer are integrated into the units, and the double Belfast sink faces the window with views of the gardens.

A practical utility room has space for a washing machine and tumble dryer, as well as a 1½ bowl steel sink, useful workspace and storage cupboards.

The master bedroom, which can be accessed from both the inner hall and the entrance hall, is extremely spacious, with magnificent views of the gardens and countryside beyond and a fireplace with electric fire. A dressing room provides extensive storage with fitted wardrobes to two walls with storage cupboards above.



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Lower East Wing, Shaws Lane, Hexham, Northumberland, NE46 3BN

Total area: approx. 182.5 sq. metres (1964.1 sq. feet)

Not to scale. For identification only



The second bedroom has views of the gardens to the east, beautiful cornicing and fitted wardrobes that create an interesting feature around the doorway. The bedrooms are served by a tiled and panelled bathroom fitted with a freestanding double-ended bath, twin wash basins, WC and beautiful mirrored cabinet, as well as an additional shower room with corner shower, wash basin and WC.

EXTERNALLY The property is approached through a stone-pillared entrance. A gravelled drive leads up to a double garage with additional parking space to the front of the property. The communal gardens, to the east and south of the property, are magnificently presented and maintained. Lower East Wing benefits from a patio to the south side and terrace to the east providing the perfect spots to sit and enjoy the gardens and surrounding countryside. The gardens offer a variety of peaceful areas, including terraced lawns with stone flag pathways, bright and colourful borders, a wildlife pond, vegetable planting boxes beneath sheltering trees and a characterful stone built gazebo with seating. A pathway leads from the garden's past rhododendron trees to the communal tennis court, available for the use only of residents of The Leazes.

If a resident wishes to do gardening, then they are welcome to do so, or they may choose to simply let the gardeners carry out the work and enjoy the beautiful surroundings.

Note: There is an annual fee of £500 payable for the upkeep of the communal gardens and a fee of £158 per month for the maintenance of the buildings.

Services | Mains; Electricity, Gas, Water, Drainage | Tenure; Leasehold | Lease Term Remaining; 958 Years | Maintenance Charge; £1,896 Per Annum | Council Tax; Band E

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