



The Foggett

Dipton Mill Road



SANDERSON
YOUNG





The Foggett Dipton Mill Road, NE46 1YB

Substantial & Charming Georgian Farmhouse Boasting Three Reception Rooms, Kitchen/Diner, Four Double Bedrooms, Family Bathroom & Ensuite, Detached Double Garage, Private Driveway, Formal Gardens Extending to Over 0.4 acres.

The Foggett is a beautiful stone-built family home situated in an idyllic setting to the south of the market town of Hexham. The property is positioned just off the Dipton Mill Road and is ideally located only 2 miles south of Hexham yet offers all the attractions of rural living.

Price Guide:

Offers Over £775,000



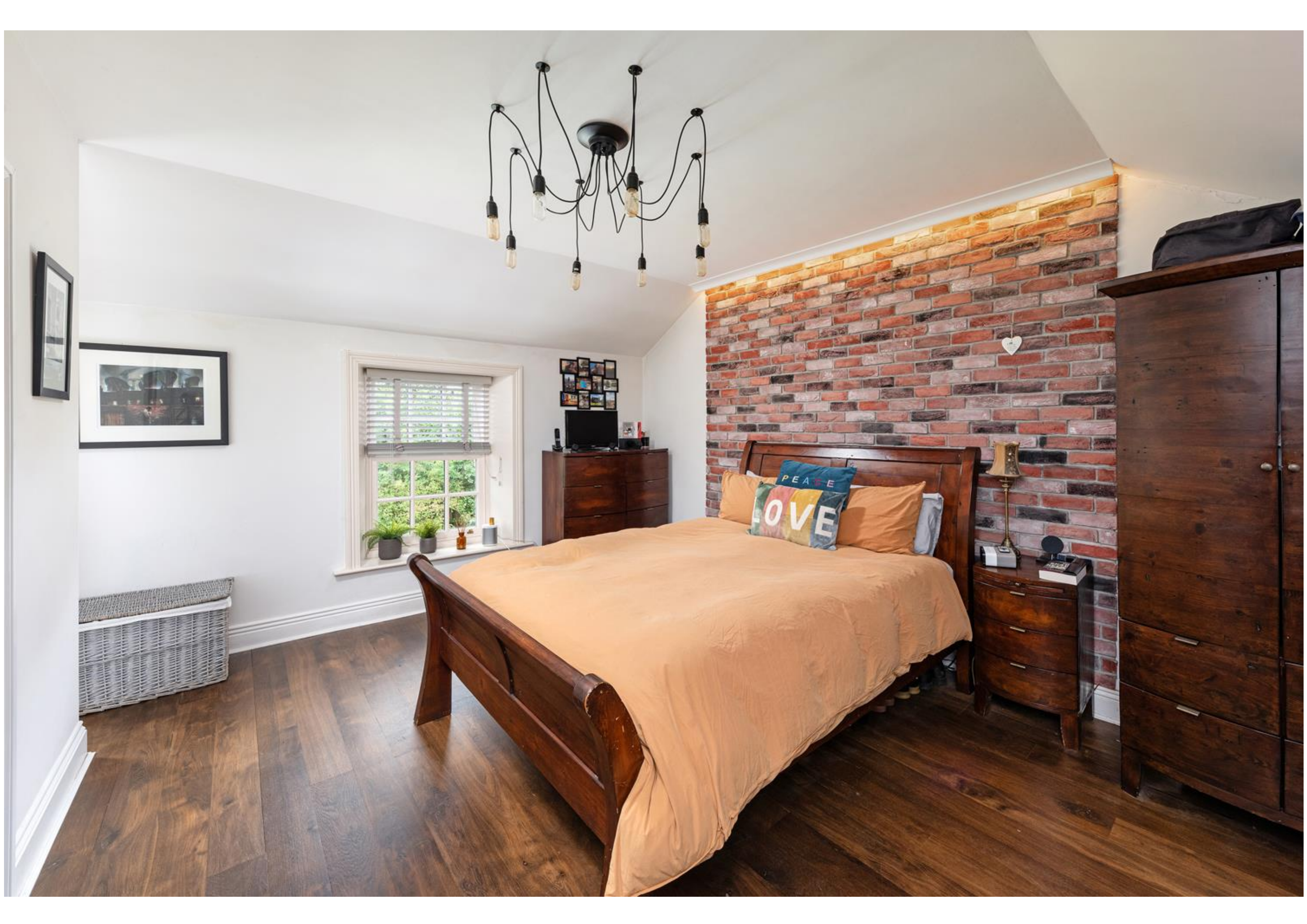


Boasting in excess of 2214.3 sq.ft, the internal accommodation comprises: Rear entrance hall/boot room | Downstairs WC | Utility room which houses the newly installed boiler | Open plan kitchen/diner which has been renovated in recent years, now offering glazed bi-fold doors onto the rear courtyard | The kitchen is well equipped with modern cabinetry and worktops, as well as integrated appliances throughout | Main hallway with staircase leading to first floor | Snug reception room with log burning stove and feature wall | Formal living room with open fireplace and dual aspect views over the gardens | Garden room situated to the front of the property with 270 degree views.

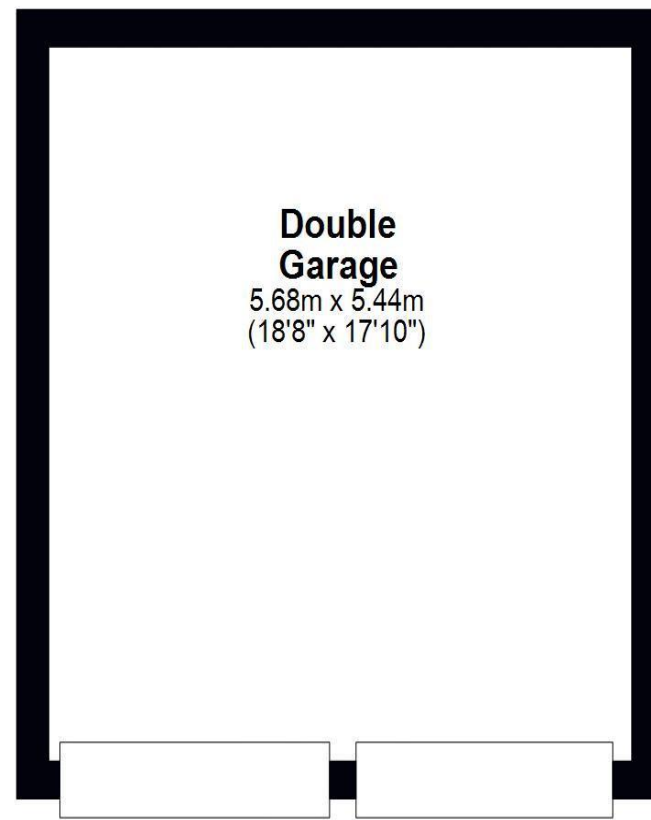
The staircase then leads up to the first floor and onto four double bedrooms | The principal suite is positioned to the front of the property and benefits from two windows overlooking the front gardens with a charming nook study area | Refitted ensuite shower room/wc | Three further double bedrooms, some of which benefit from stunning original fireplaces | Family bathroom with lovely four piece suite.

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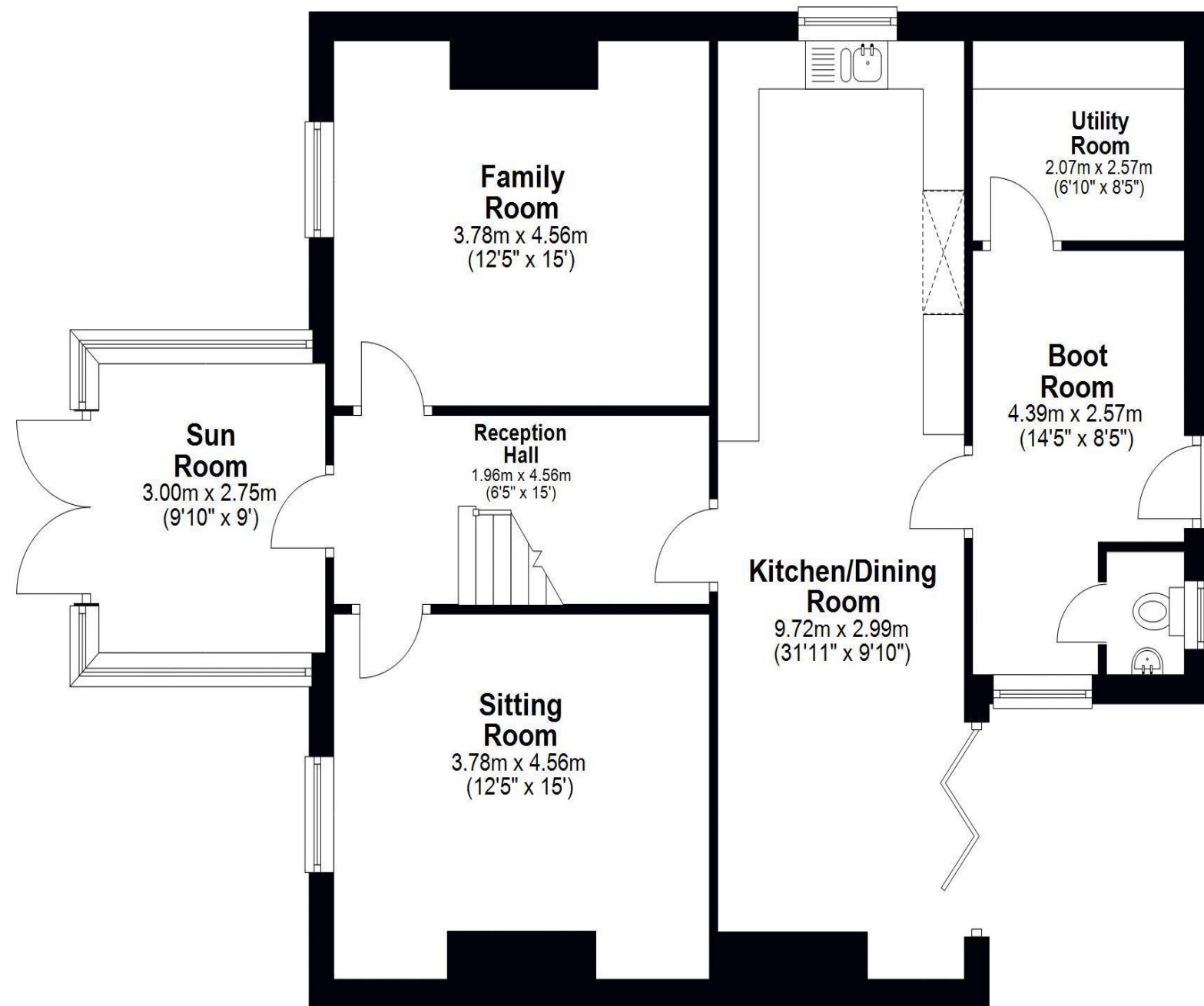




Double Garage
Approx. 30.9 sq. metres (332.4 sq. feet)



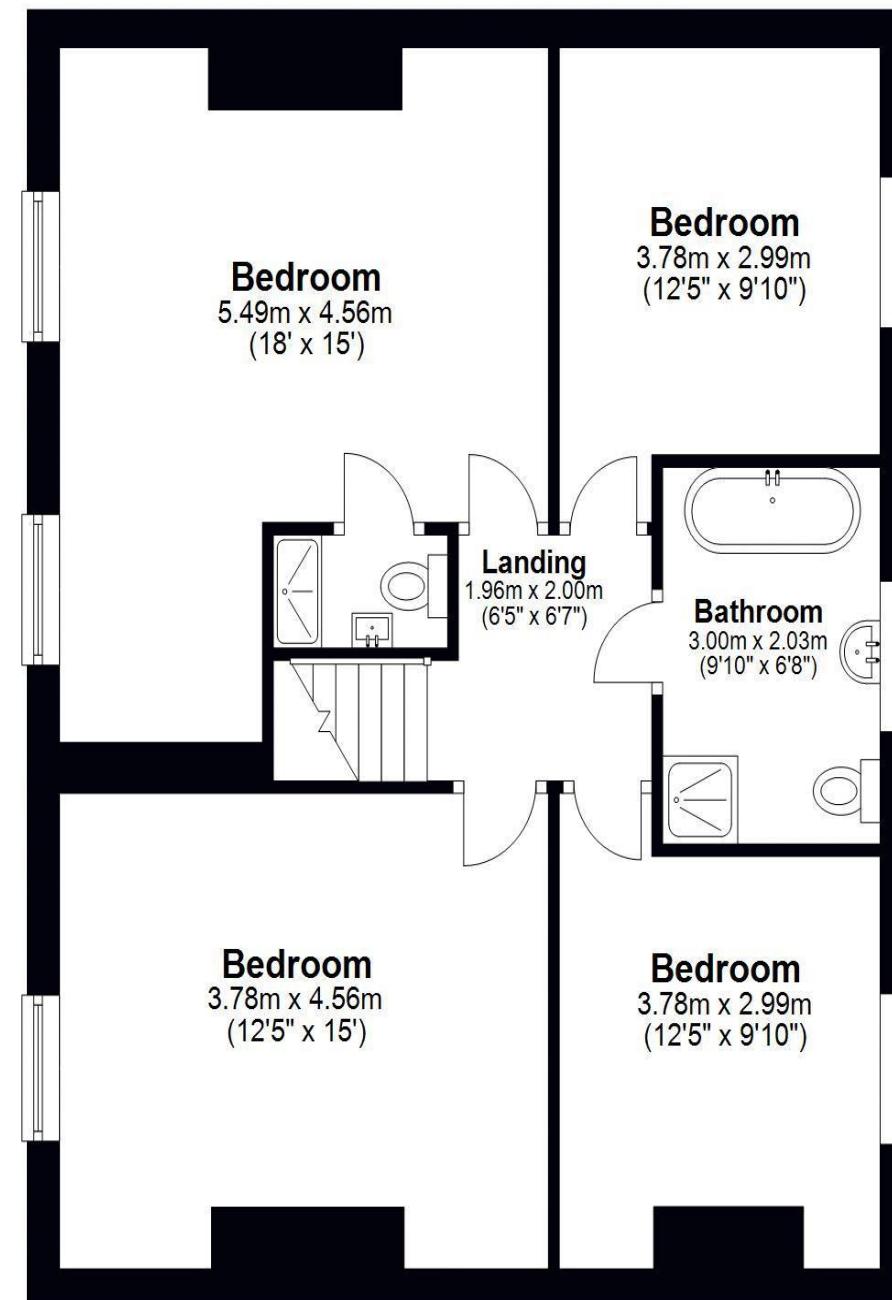
Ground Floor
Approx. 100.4 sq. metres (1081.2 sq. feet)



Total area: approx. 205.7 sq. metres (2214.3 sq. feet)

The Foggett, Hexham

First Floor
Approx. 74.4 sq. metres (800.6 sq. feet)



Externally, The Foggett is accessed down a private gravel driveway set back from the Dipton Mill Road | The driveway leads to the rear of the property and gives access to the detached double garage, offering parking for several vehicles | The plot extends to over 0.4 acres with the main formal gardens being positioned to the front of the property and are extremely well presented | The gardens benefit from mature and well stocked borders as well as various patio areas to enjoy the sun at various times throughout the day | A secondary orchard garden is positioned to the north of the property and offers versatile space for activities.

This beautiful stone built home is situated very close to the renowned Dipton Mill Inn, as well as being only a 3 minute drive away from Hexham, which offers an excellent range of local services including schools, supermarkets, shops and a hospital. The A69 is situated a short drive away and provides access to Newcastle City Centre and Newcastle International Airport.

The Foggett is a particularly impressive residence offering a great mix of rural living with the ease of access to the popular village of Hexham, and early viewings are deemed essential to fully appreciate the quality of accommodation on offer!

Services: Mains electric and drainage. Private water. Oil fired central heating | Tenure: Freehold | Council Tax: Band E | Energy Performance Certificate: Rating E

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