



An imposing five bedroom detached property in Barrasford, occupying a breathtaking position with un-interrupted views towards Haughton Castle, the river North-Tyne and beautiful open countryside. The well-presented, versatile and spacious accommodation is sited within an attractive one-acre plot and retains much of its period charm and integrity throughout. This represents a rare and exciting opportunity to acquire a stunning family home in a most enviable location. Viewings are highly recommended. There is no forward chain.

- **Five Bedroom Detached**
- **Beautiful One-Acre Plot**
- **Parking & Several Outbuildings**
- **Four Reception Rooms**
- **Stunning Location & Views**
- **No Forward Chain**

Brief History

The Heugh was built by Bishop Hornby, who purchased the original development plot from the Duke of Northumberland in 1923. The buildings construction, of stone beneath a slate roof, was completed in 1925 and then remained within the same family until 1989, when it was then purchased by the current owners. It is remarkable that this is only the second time in 100 years that The Heugh has ever been offered for sale. The buildings name is derived from the word 'Heugh', meaning 'a steep slope, crag or cliff, especially one with overhanging sides' - an expression predominantly used in Scotland and throughout Northumbria.

Location

Barrasford is an ancient village that is situated to the north of Hexham, on the river North Tyne, and is very well placed for local amenities, schools and transport links. The village is known for its historic buildings, including Haughton Castle, the 12th-century St. Aidan's Church and the 18th-century Barrasford Arms pub. It is also accessible to Hadrian's Wall. The village has a primary school, a village hall, and a village shop and also hosts a number of events throughout the year.

Entrance Lobby 7' 9" by 5' 5" (2m 35cm by 1m 66cm)

Reception Hall 16' 9" by 16' 8" (5m 11cm by 5m 7cm)

Multi-fuel stove inset to feature wood surround, Two Georgian sash windows, Single glazed window, Stairs to first floor with two cupboards under, Three double central heating radiators.

Drawing Room 19' 10" by 17' 11" (6m 4cm by 5m 45cm)

Open feature fire with ornate feature wood surround, Georgian sashed bay window incorporating French doors to a paved Terrace, Three double central heating radiators, Ceiling rose and coving.

Dining Room 19' 9" by 18' 2" (6m 2cm by 5m 54cm)

Multi-fuel stove inset to ornate feature surround, Georgian sashed bay window, Three double central heating radiators. (Measured into bay).



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Breakfast Kitchen 19' 10" by 13' 1" (6m 5cm by 4m)

Range of fitted wall and floor units with Granite surfaces over, Integrated oven & microwave with induction hob over, Electric-fired Aga, 1&1/2 sink with drainer unit and mixer tap, Integrated dishwasher, Built-in shelved corner cupboard, American fridge-freezer, Stone tiled floor with underfloor heating, Three Georgian sash windows, Opening through to an Orangery.



Orangery 21' 11" by 12' 2" (6m 69cm by 3m 71cm)

Dwarf wall with double glazed windows over, Feature glass Atrium ceiling, Stone tiled floor with under floor heating, French doors to external paved Terrace.



Cloakroom 9' 10" by 7' 6" (2m 99cm by 2m 29cm)

WC, Wash hand basin, Two single glazed windows, Double central heating radiator, Access hatch to roof space above.



Butlers Pantry 8' 8" by 4' 11" (2m 65cm by 1m 50cm)

Georgian sash window. Shelved.

Rear Lobby

Access to cellar, Double glazed low-level window, Single glazed window, Single central heating radiator.

Utility 8' 11" by 6' 1" (2m 73cm by 1m 85cm)

Wall and floor units with laminate surfaces over, Plumbed for washing machine.



WC 5' 10" by 2' 5" (1m 79cm by 73cm)

WC, Single glazed window.

Cellar 12' 8" by 12' 4" (3m 86cm by 3m 76cm)

With stone steps down from a hatched access in the rear lobby.

First Floor Landing

Three Georgian sash windows, Two double central heating radiators, Linen cupboard.



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Bedroom One 15' 4" by 13' 10" (4m 68cm by 4m 22cm)

Feature fireplace with tiled inset, Two Georgian sash windows, Double glazed sash window, Double central heating radiator.

Bedroom Two 15' 3" by 13' 11" (4m 65cm by 4m 23cm)

Feature fireplace with tiled inset, Three Georgian sash windows, Two double central heating radiators.

Bedroom Three 16' by 12' 10" (4m 87cm by 3m 91cm)

Feature fireplace with tiled inset, Two double glazed sash windows, Double central heating radiator.

Bedroom Four 16' 4" by 12' 11" (4m 98cm by 3m 94cm)

Feature fireplace with tiled inset, Two Georgian sash windows, Single glazed sash window, Two double central heating radiators.

Bedroom Five 13' 11" by 8' 11" (4m 25cm by 2m 72cm)

Georgian sash window, Double central heating radiator.

Bathroom 10' by 8' 8" (3m 5cm by 2m 65cm)

Cast iron roll-top bath, Corner shower cubicle, Wash hand basin, WC, Heated towel rail, Two Georgian sash windows, Fitted cupboard.

Shower Room 9' 1" by 5' 1" (2m 77cm by 1m 54cm)

Corner shower cubicle, Wash hand basin, WC, Heated towel rail, Double glazed window.

Box Room 9' 1" by 4' 6" (2m 77cm by 1m 37cm)

Georgian sash window, Single central heating radiator, Loft access (to a boarded and insulated loft area).



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Gardens

The property is approached along a gravelled drive and through an electric access gate. The total plot extends to around one-acre and is south-east facing. This includes a generous tarmac drive allowing provision for multiple vehicle parking. Mature lawned gardens sweep the property and include a variety of trees, shrubs and attractive seasonal plantings. In addition, to the east-side there is a small orchard and a kitchen garden. To the rear elevation there is a large paved terrace which spans the length of the property and can be accessed directly from the house. The terrace includes a sheltered slate-roofed veranda, often used for outdoor cooking and BBQ's. Un-interrupted views from the terrace are towards Haughton Castle, the river north-Tyne and stunning open countryside.

Outbuildings

The property includes three slate-roofed car ports (9.85m x 5.55m) and a single garage (5.37m x 3.06m). In addition, there is a boiler house, coal shed, and a store. (All of which have power and light). A further garden office/studio (6.84m x 3.80m) is sited to the east side of the property and enjoys an outlook towards Haughton Castle and beautiful north-Tyne pastureland.

Tenure

Freehold.

Services

Oil central heating, Mains electricity, water and drainage. Solar panels were installed above the car ports in 2015 (and include a feed-in tariff of 11.71p per kw/unit)

Council tax band G.

EPC D rating.

Disclaimer

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.



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