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WESTACRES, HEXHAM, NE46

Guide Price £1,100,000

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This aerial photograph captures a lush residential landscape. A large, mature tree with dense green foliage stands prominently in the center. To its right, a well-maintained lawn is bordered by a low stone wall. A small, winding stream flows through the property, surrounded by dense vegetation and trees. In the background, a large, multi-story house with a dark roof and multiple chimneys is visible. The foreground shows a paved road with a red car and a white van, and a parking area with several cars. The overall scene is a blend of natural beauty and residential development.

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Delightful Stone Built Detached Period Home Boasting an Outstanding and Private 2.7 Acre Site, Over 4000 Sq ft of Internal Living Space, which includes a Magnificent Drawing & Living Room, Impressive Open Plan Kitchen/Dining & Family Space, Games Room, Six Bedrooms, Contemporary Re-Fitted Family Bathroom plus Two En-Suites, Great Attached One Bedroom Attached Annex, Large Multi-Car Driveway & Triple Car Garage.

Westacres provides a substantial, stone-built family home that offers a superb central position and is set within the heart of Hexham Conservation Area on an extensive site and gardens that extend to approximately 2.7 acres. This imposing detached residence offers the opportunity to secure one of only a handful of substantial, period homes that are located within the centre of Hexham.

Westacres itself is believed to have been constructed the early 20th century for a Mr D.McComb Esq. This superb period home is located on the corner of West Road and Allendale Road and is perfectly placed to provide direct access to everything that central Hexham has to offer including its countless shops, cafes restaurants, and amenities.

Also situated nearby are the beautiful The Sele Park and Gardens, providing direct access to superb open green spaces, Hexham Golf Club and Hexham Railway Station, providing excellent links into Newcastle City Centre and throughout the Tyne Valley.

Outstanding local state schooling is also placed nearby, as is the independent Mowden Hall School with further independent schooling available closer to Newcastle City Centre.

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The internal accommodation comprises: Entrance hall with original Parquet flooring, picture rail and return staircase leading up to the first floor. Games room/reception room three with period marble fireplace and window over-looking the front of the property. To the very rear of the ground floor a door leads into two further generous reception rooms that are currently open to one another (and could easily be re-arranged into two separate rooms should it be required).

The first room is a beautiful sitting room with polished wooden flooring, dual aspect windows including a large bay window with window seat providing superb views out over the rear gardens and period wooden fireplace. The sitting room leads into the family lounge, again with period fireplace and wood-burning stove and French doors leads out onto the rear terrace and gardens.

A door from the entrance hall then gives access under the stairs and into a good-sized utility room and guest cloakroom with WC and door leading to the side and rear.

The hallway then leads through and into the impressive, open plan kitchen/dining and family room, which has been recently re-fitted with modern cabinetry, integrated appliances, stone worktops, central island with breakfast bar and dining area with outstanding open aspect views out over the grounds and gardens. To the rear of the kitchen is a separate utility area.

A door from the hallway then leads into a staircase that leads down and into a useful store area which offers access into the integral triple car garage and through into the home gymnasium and conservatory.

The stairs then lead up to the first-floor landing which then gives access to six good sized bedrooms, of which five are comfortable doubles. The principal suite is generous in size and enjoys a period cast iron fireplace, dual aspect windows and free-standing bathtub. Bedroom two also enjoys a dual aspect, with bespoke fitted storage and access to a re-fitted en-suite shower room with three-piece suite.

Bedroom three is located over the landing and offers views over the front, again with en-suite. Bedroom four is positioned towards the end of the landing and is also a decent size guest room. Bedroom five is a decent size double and bedroom six is currently set out as a home office but could be another bedroom. The landing also leads to an excellent, re-fitted family bathroom, with metro tiling and four-piece suite which includes a free-standing bathtub.

Additionally, the current owners have been running a successful 'Airbnb' from a well presented, one bed attached annex. This excellent space could be ideal for those with visiting relatives, for those with older children or even as a separate source of income should it be required. The annex is accessed separately from the main house via its own front door which leads into an open plan lounge/kitchen/dining space with re-fitted kitchen, shower room and a good-sized double bedroom with fitted storage.

This excellent space is extremely versatile and could easily be converted back into the main house should it be desired by the next occupants.

Externally, the property is accessed via two, stone pillered and wrought iron electronic entrance gates that open to a large multi-car driveway. The gravel driveway leads up to the front entrance and to the large, triple garage with electronic up and over doors. The front gardens provide a mixture of well stocked borders and raised planters, with a range of tall trees and a mixture stone walled and fenced boundaries.

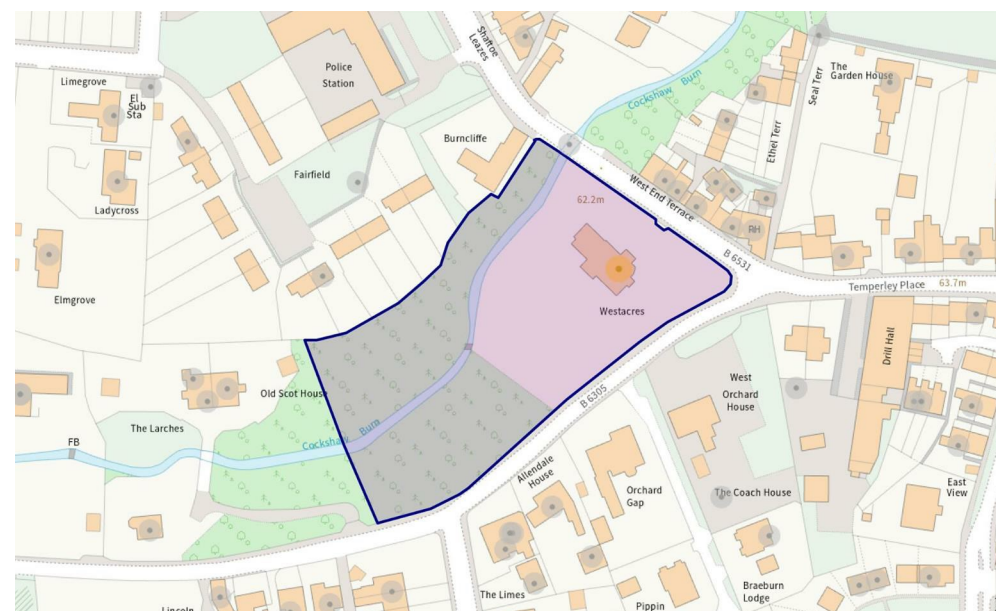
To the side of the property, a pathway leads up to an elevated front garden which then in turn continues down the side and to the rear gardens.

The formal rear gardens are most southwest facing and are laid mainly to lawn with an abundance of well stocked borders, paved seating, and entraining areas. The rear gardens then provide access to several walkways which lead down into the further grounds which extend to the southwest and towards The Cockshaw Burn. The additional grounds also enjoy private access to a beautiful waterfall and an elevated and covered bandstand and BBQ area which enjoys views over the burn.

The lower part of the grounds runs against The Cockshaw Burn with the stream running through the grounds which is an incredible feature of Westacres. A private footbridge leads across the burn at the northern side of the grounds.

Pre planning for a four bedroom detached home has been submitted, please contact the office for more information.

Westacres is an incredibly unique family home and is set within an even desirable position with an immense sense of privacy and seclusion for a property which is placed so close to transport links and amenities'. Early viewings are deemed essential to fully appreciate what this spectacular, period family home has to offer.



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : G

EPC RATING : D

