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EILANSGATE, HEXHAM, NE46

Offers Over £650,000

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RARE OPPORTUNITY TO MARKET – DETACHED STONE-BUILT PERIOD HOME – SUBSTANTIAL PLOT WITH ORCHARD

Brunton Residential are thrilled to offer for sale Hillside, a characterful four-bedroom detached home set on a generous plot in a desirable area of Hexham. Situated in an elevated position and approached via a private driveway, Hillside is a beautifully appointed home offering generous living space just minutes from the town centre. Its commanding location enhances the property's impressive presence.

The home is ideally located close to excellent schools, including the outstanding Sele First School, Queen Elizabeth High School, and nearby Mowden Hall Preparatory School. Private day schools in Newcastle are also accessible, with transport available from Hexham.

The A69 provides excellent transport links, offering easy access to Newcastle, Carlisle, the A1, and M6. Hexham rail station provides regular services to both cities, with connections to the wider UK rail network. Newcastle International Airport is also within easy reach.

The property itself boasts over 2,000 square feet of living space, including four well-proportioned bedrooms, two spacious reception rooms, a large conservatory, generous kitchen/diner, two bathrooms, a double garage, and a substantial private garden.

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The home is accessed through a formal entrance vestibule featuring beautiful stained-glass detailing and original tiled flooring. This leads into a large, inviting wooden-floored hallway, complete with a wooden staircase with carved newel posts and spindles ascending to the first floor. Conveniently located beneath the stairs are two useful storage cupboards.

To the front of the property, you'll find two generously sized reception rooms. The large sitting room features shelving, wooden flooring, three sash windows, a striking gas fireplace with a decorative surround, and ceiling cornice, as well as a window overlooking the front garden. Adjacent to the sitting room is an equally expansive living room with a large four-sash bay window and a marble fireplace with intricate detailing, including an original tiled surround and ceiling cornice. From the living room, you can access the conservatory—a large, light-filled space with glass panels throughout and carpeted flooring. The conservatory wraps around the side of the property and leads into the kitchen, providing an ideal additional living area.

At the rear of the house is the spacious kitchen/diner, which is equipped with a range of base and wall units, a stainless steel sink with mixer tap, dual-aspect windows, free-standing appliances, and ceramic tiled splashbacks. A stone inglenook fireplace adds warmth and character to the room, which also offers ample space for dining. An internal door leads to the double garage. The ground floor also features a convenient bathroom with a WC, wash basin, heated towel rail, and shower, as well as a rear porch with external door, housing the relatively new Worcester boiler.

Upstairs, the property offers four double bedrooms. Two of these rooms enjoy lovely views over Hexham and are complemented by marble fireplaces with original tiling and built-in cupboards. Of the two bedrooms at the rear of the property—both with new carpets—one includes a smaller cast-iron fireplace, while the other, though more compact, still comfortably accommodates a double bed. The recently updated modern bathroom is equipped with a new roll-top bath, a walk-in shower, WC, wash basin, heated towel rail, patterned tiles, and partially tiled splashbacks. Notably, the roof of the property was replaced in 2023.

The staircase is light and open, with a large sash window on the landing. This space currently houses bookcases on either side and could easily be converted into a home office. The landing also offers delightful views over Hexham.

Externally, the property is accessed via a tree-lined, tarmacked drive, providing ample parking space for at least four cars, along with a double garage that has recently had its roof replaced. A small border with shrubs and trees runs along the side of the property. The garden is cleverly designed: an initial private garden area is enclosed by carefully planted hedges for privacy, followed by a larger garden currently housing a garden shed and bordered by a neat hedge. As you move through the garden, you'll come across a large orchard with fruit trees and a small wildflower meadow.

The standout feature of this property is the stunning view over Hexham and beyond—this is a rare opportunity not to be missed.



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : F

EPC RATING : D

