

# BRUNTON

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## RESIDENTIAL



**THE HEMMEL, HEXHAM, NE46**

Offers Over £550,000

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### STUNNING VIEWS - STONE BARN CONVERSION - FOUR BEDROOMS

Brunton Residential are thrilled to present The Hemmel, a beautifully presented four-bedroom barn conversion located in Hexham. This home offers spacious living accommodation, featuring four well-proportioned bedrooms, one of which benefits from its own en-suite, and a modern kitchen with a centre island.

This property is well-positioned within Hexham, providing easy access to local amenities, transport links, and the stunning Northumberland countryside.

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Upon entering, you are greeted by a tiled entrance hall, complete with a separate WC. There is a convenient utility room, offering space for a washing machine, countertop space, and a door leading to the rear garden. Double doors from the entrance hallway open into a spacious lounge, which boasts decorative wooden ceiling beams, byre arches, and an inglenook stone fireplace with a wood-burning stove. The lounge provides access to the conservatory, which also has a door opening into the rear garden.

The kitchen has been thoughtfully opened up by the current owner to create a striking kitchen and dining area. It features a range of floor and base units, a large island, integrated appliances, a Belfast sink, and plenty of space for a dining table.. Two sets of double doors lead directly to the garden.

Upstairs, the landing offers access to four well-proportioned bedrooms, all of which feature exposed beams. The principal bedroom has a vaulted ceiling, exposed beams, built-in storage, and an en-suite with a shower and washbasin. There are three further double bedrooms, along with a family bathroom, which includes a roll-top bath and washbasin. The landing also offers storage space, currently used as a library. Externally, The Hemmel is approached via a driveway with ample parking and features lawned areas to the front, a west-facing patio, and an enclosed garden.



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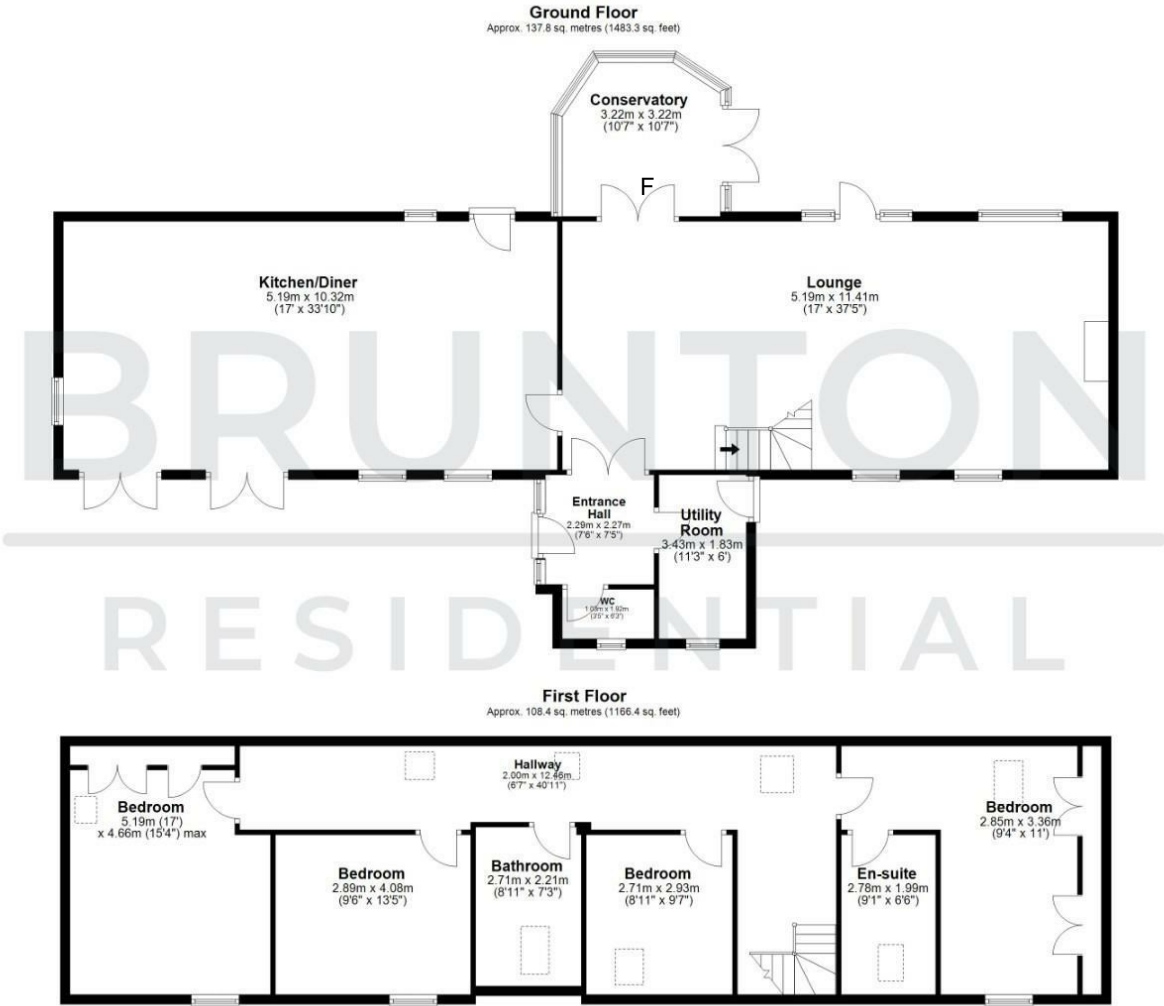
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland  
County Council

COUNCIL TAX BAND : F

EPC RATING :



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(81-91) <b>B</b>			(92 plus) <b>A</b>		
(69-80) <b>C</b>			(81-91) <b>B</b>		
(55-68) <b>D</b>			(69-80) <b>C</b>		
(39-54) <b>E</b>			(55-68) <b>D</b>		
(21-38) <b>F</b>			(39-54) <b>E</b>		
(1-20) <b>G</b>			(21-38) <b>F</b>		
Not energy efficient - higher running costs			(1-20) <b>G</b>		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		