



**Lowgate Old School**  
Lowgate, Hexham, NE46 2NN

**youngsRPS** 



# Lowgate Old School

## Lowgate

## Hexham

## NE46 2NN

Lowgate old school is a stunning four bedroom family home, formally the village school.

- Detached Property
- 4 Bedrooms
- Detached double garage
- Village Location
- Feature fireplace
- Driveway Parking
- Beautifully presented throughout
- Energy efficiency rating D



**youngsRPS** 

Youngs Hexham 01434 608980



## DESCRIPTION

The property blends into the surroundings yet is finished with a sleek, modern design offering spacious versatile accommodation enjoying superb views. There is gardens to the front and rear, detached double garage and driveway parking for several cars.

The smart and stylish look continues inside with elegant décor and modern convenience blending to create a restful, serene and versatile family home flooded with light. The front door leads into a welcoming vestibule, a glazed door into an open plan lounge/dining room with an inglenook fireplace housing a multi fuel burning stove. One particular lovely feature is the original parquet flooring, there are two external doors leading to an entertaining porch and garden beyond, staircase leading to first floor, inner Hall with excellent storage cupboards leading to two double bedrooms and a shower room. The kitchen is fitted with an excellent range of floor and wall cabinets having wood work surface, double stainless steel sink unit with mixer tap and space for a range style cooker. There is a wall mounted gas central heating boiler, utility room with wall and base cabinets, stainless steel sink unit and plumbing for a washing machine. To the first floor there is a spacious landing area, an ideal home office/reading area. The master bedroom has an en suite, a further two double bedrooms and family bathroom.

To the front there is driveway parking leading to a double garage, the front garden has a stone boundary wall and mature planting. To the rear the garden has a pleasant raised decked porch great for entertaining, gravel pathways with an array of planted borders, shrubs and fruit trees, raised pond and decked patio area. There is a detached Double garage with two up and over doors as well as driveway parking for several cars.

## LOCATION

Lowgate is a delightful hamlet situated approximately 2 miles west of the popular market town of Hexham, the amenity centre for the surrounding rural communities offering a variety of shops, services and social facilities. There are good road and rail links giving access to the main routes to Newcastle upon Tyne and Newcastle Airport to the east as well as Carlisle to the west.

## SERVICES

Mains electricity, water, gas and drainage are connected. Gas fired central heating to radiators also supplying the domestic hot water.

## CHARGES

Northumberland County Council tax band F

## VIEWINGS

Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 608980.

## FREE MARKET APPRAISAL

We would be pleased to provide professional, unbiased advice on the current value and marketing of your existing home.





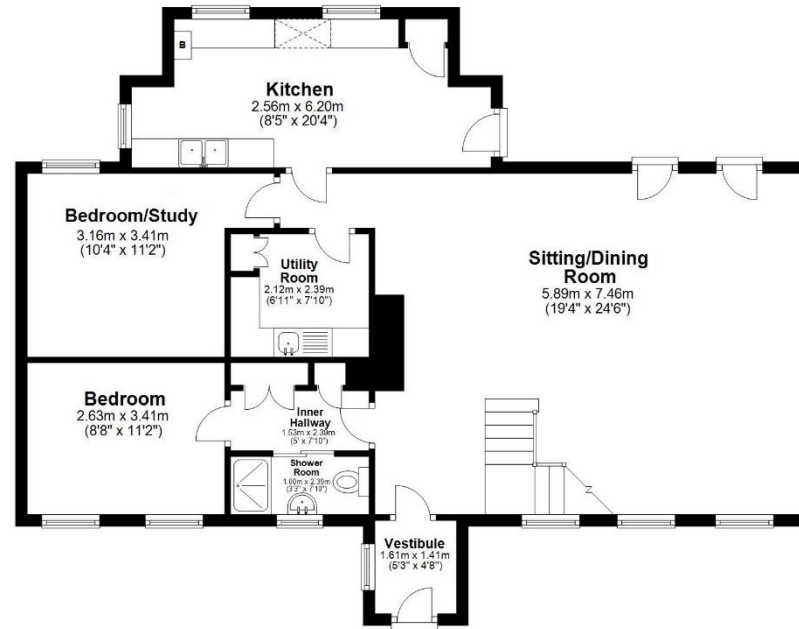
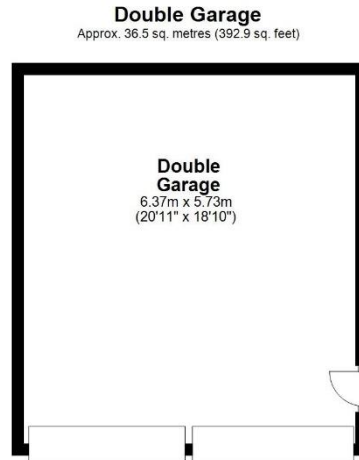




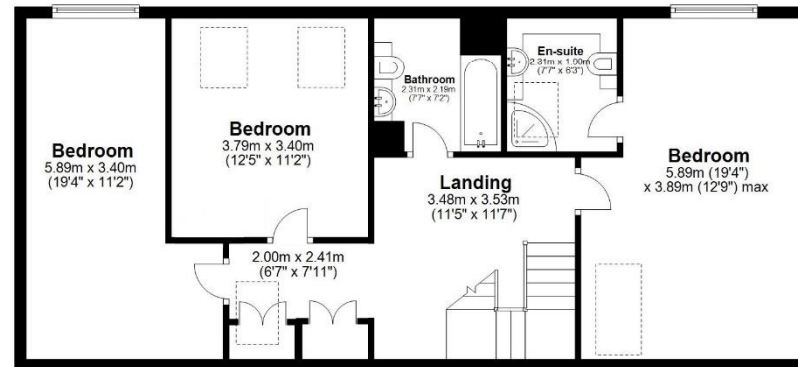




**Ground Floor**  
Approx. 95.9 sq. metres (1031.9 sq. feet)



**First Floor**  
Approx. 79.5 sq. metres (855.8 sq. feet)



Total area: approx. 211.9 sq. metres (2280.6 sq. feet)

Plan produced using PlanUp.

**Lowgate Old School House, Hexham**

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