



Leazes Lane | Hexham | NE46 3BA

**£1,100,000**

Elegant Victorian detached house having been extended, remodelled and comprehensively modernised, offering space, style and status in a very sought after location in Hexham's West End.

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## Character Features

**Detached Family Home**

**Five Bedrooms**

**Partially Renovated**

## Desirable Location

**Private Elevated Situation**

**Extensive Gardens**

**High Quality Upgrades**

**For any more information regarding the property please contact us today**

### PROPERTY DESCRIPTION:

Offering space, style and status, this elegant Victorian detached house, has been extended, remodelled and comprehensively modernised in recent years.

This imposing double-fronted residence sits on a site extending to around three quarters of an acre, combining fine original features with modern day conveniences such as gas central heating, replacement sash style windows and solar panels.

The property is entered from the driveway into the main grand central reception hallway which offers doors to all main reception rooms and downstairs bathroom. The hallway is well appointed, with dado rail and feature archway to the centre of the house. The front door from the UPVC porch is panelled with an attractive frosted glass etched design.

The lounge is a large grand room with full height bay window overlooking the gardens and valley beyond. Beautiful marble open fireplace and panelled ceiling with period style cornicing are prominent characterful details in this space. Tall skirting boards and picture rails are featured throughout this opulent property.

The dining room is spacious with attractive picture rail offering ample space for grand dining or an ideal second reception room. This space does also give the option of a ground floor bedroom, if needed, being adjacent to the bathroom.

To the front of the property, is the study, with fireplace and a compact efficient log burner. The panelled ceiling, skirting boards and picture rail maintain the period character of the property.

The ground floor bathroom has been recently refurbished and offers a high-quality wash room with modern attractive slipper bath, shower cubicle, hand basin and WC surrounded by beautiful gloss tiling to the walls.

The kitchen is very much the heart of this home. Recently renovated and extended, this room offers quality space for cooking, dining and entertaining. Bi-folding doors provide direct access to the rear private

terrace and garden. The kitchen includes a range of wall and base units with ceramic sink unit, integrated appliances, large central island containing breakfast seating and marble worktop and a dining area that is more than spacious enough for a large dining table to accommodate the whole family.

The utility room is of good-size, and has been recently renovated to include additional storage, plumbing for appliances, a further sink unit and offers an external door to the driveway as well as direct access to the garage/workshop.

From the central reception hallway, the grand staircase leads up to a half landing with a beautiful tall leaded window, flooding the stairwell with plenty of natural light. This landing offers a doorway to a separate WC with hand basin, again benefiting from recent refurbishment.

The remaining stairs lead up to the main first-floor landing which offers access to all five bedrooms as well as the family bathroom.

The principal bedroom is situated overlooking the gardens with large bay window inviting plenty of natural light into the room and commanding far reaching views. This room is large with plenty of floor space for super king bed and a range of freestanding furniture. Jack & Jill washroom serves this room and the adjoining bedroom housing shower cubicle and hand basin.

The second bedroom, on the other side of the Jack & Jill washroom, is spacious with feature fireplace and views over the gardens and valley beyond through the large windows.

Bedrooms three and four are situated to the opposite elevation with windows to the front and side respectively. Again, both of these rooms are spacious with ample room for large beds and freestanding furniture.

Bedroom five sits between bedrooms two and three, offering a double bedroom with window overlooking the front gardens and housing a beautiful feature corner fireplace.

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The family shower room is situated between bedrooms three and four, offering renovated space with corner shower cubicle, WC, hand basin and vertical heated towel rail.

Externally, this decadent residence offers gated driveway parking for several cars including integral garage/workshop with pitched roof providing additional storage space.

The gardens are extensive and the topography of the plot means that open views are available from most parts of the garden, looking over the town and the Tyne Valley beyond. The gardens are cleverly split into sections including the rear paved terrace, featuring fish pond and very private seating areas. Also currently housed in the grounds are a large greenhouse, garden shed, vegetable plots and plenty of mature trees providing a feeling of grandeur and adding a further level of privacy.

'Viewing recommended' is a cliché used far too often by estate agents, but in this instance it is very appropriate. Viewers will fall in love with the private location, extensive plot and unfaltering charm of this commodious family home.

Hexham offers everything the growing family will come to need. Highly regarding schooling, leisure and sports facilities, shopping, groceries, dining, transport links, parks and recreation as well as healthcare.

Hexham is also positioned very well geographically with fantastic road and rail links both East and West meaning you can be at Newcastle Airport in 25 minutes or the Lake District in just over an hour.

#### Ground Floor

Garage: 19'10 x 12'10 (6.05m x 3.66m)  
Utility Room: 13'8 x 6'4 (4.16m x 2.93m)  
Dining Room: 16'3 x 16'2 (4.95m x 4.91m)  
Kitchen: 12'11 x 12'6 (3.93m x 3.80m)  
Study / Snug: 12'1 x 13'5 (3.68m x 4.09m)  
Entrance: 6'2 x 7'4 (1.86m x 3.23m)  
Hallway: 28'0 x 5'5 (8.52m x 1.63m)  
Bathroom: 11'5 x 9'5 (3.46m x 2.87m)  
Lounge: 18'0 x 13'4 (5.48m x 4.05m)  
Dining / Games Room: 14'4 x 13'3 (4.35m x 4.04m)

#### First Floor

Principal Bedroom: 13'5 x 14'5 (4.09m x 4.38m)  
Shower Room: 2'8 x 8'10 (0.87m x 2.70m)  
Bedroom Two: 14'10 x 13'6 (4.53m x 4.11m)  
Bedroom Three: 12'2 x 10'11 (3.71m x 3.33m)  
Bedroom Four: 10'2 x 11'4 (3.09m x 3.45m)  
Bedroom Five: 11'2 x 8'2 (3.40m x 2.48m)  
Family Shower Room: 4'7 x 11'8 (1.44m x 3.33m)

#### PRIMARY SERVICES SUPPLY

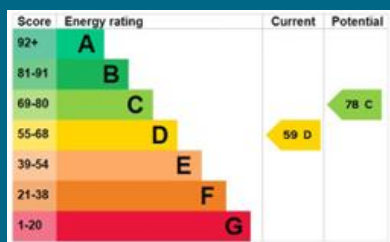
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Water: Mains  
Sewerage: Mains  
Heating: Mains Gas  
Broadband: Fibre  
Mobile Signal Coverage Blackspot: No  
Parking: Garage/Driveway

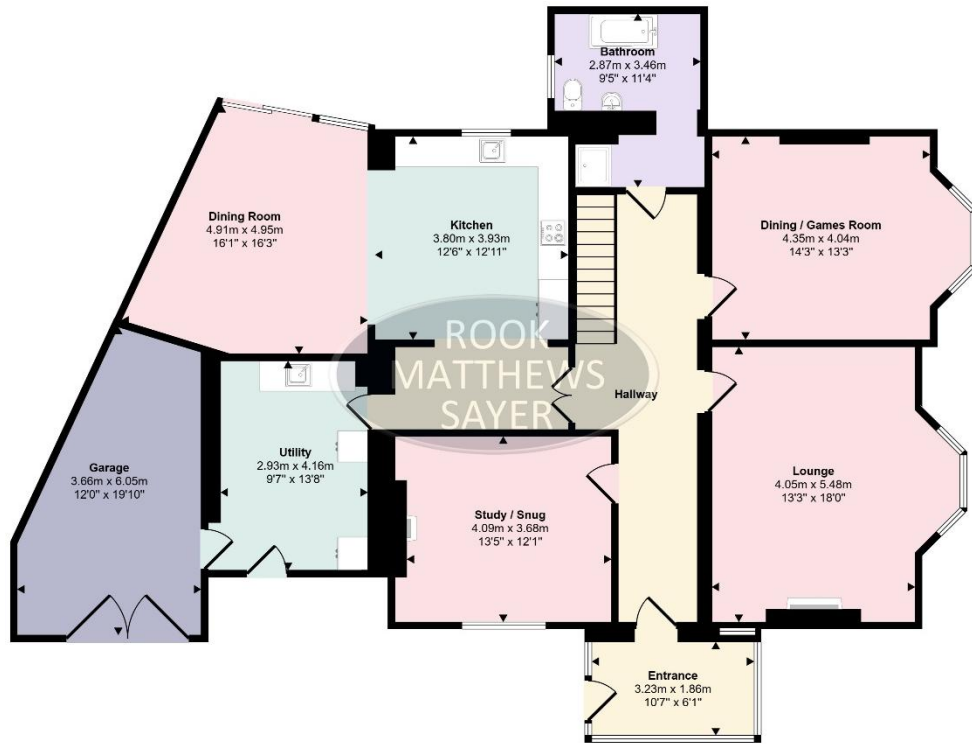
#### TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

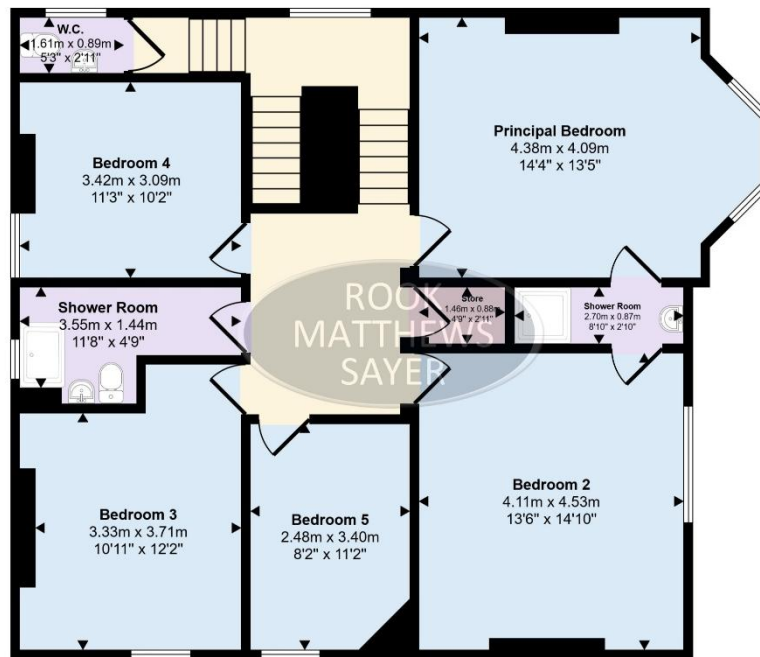
COUNCIL TAX BAND: G  
EPC RATING: D

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Ground Floor



First Floor

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