

6 The Croft

LEAZES LAN | HEXHAM | NORTHUMBERLAND



An impressive and substantial detached property in a popular market town location

Hexham Market Place 0.8 miles | Corbridge 4.5 miles | Newcastle International Airport 19.7 miles
Newcastle City Centre 22.0 miles





Accommodation in Brief

Ground Floor

Entrance Hall | Snug | Conservatory | Cloakroom/WC | Sitting Room
Kitchen/Dining Room | Utility Room | Family Room

First Floor

Principal Bedroom with En-suite Bathroom & Dressing Area
Second Bedroom with En-suite Shower Room | Third & Fourth Bedrooms
Family Bathroom

Second Floor

Two Further Bedrooms

Externally

Driveway | Double Garage | Lawn | Patio | Decking







The Property

6 The Croft is a fantastic modern family home situated in the west end of the popular market town of Hexham, perfectly positioned for easy access to local amenities and to make the most of all that the fantastic local countryside offers from the doorstep. The accommodation is arranged across three floors, with lovely large living spaces sweeping across the ground floor, and six bedrooms to the upper floors. There is huge flexibility and versatility to configure for individual requirements. Sleek contemporary colour palettes and generous rooms offer bright, airy and welcoming modern living.

A large, light hall with open staircase and reception rooms radiating off creates a grand entrance. To the left, a snug leads through into a vast orangery style conservatory, currently set up as a dining room with space to seat at least eight, and French doors into the garden. A downstairs WC doubles as a cloakroom with bench seating and coat pegs. The spacious sitting room has a wonderful arched feature fireplace and bay window with views out to the patio and gardens beyond. Further reception space is provided by the family room, which could also be used as a play room or home office, for example.



The impressive kitchen/dining room is fitted with a range of modern units, polished granite worktops and integrated appliances. A promontory bench has space for work and informal seating, whilst the dining area has ample space for a table and chairs plus French doors out into the garden, ideal for barbeques and summer entertaining. Adjoining the kitchen is the utility room providing further work space and storage, and plumbed for laundry.

There are four tastefully decorated double bedrooms arranged across the first floor. The principal bedroom benefits from a bay window and garden views, a cased opening into a dressing area with fitted wardrobes and a lovely en-suite bathroom with bath and separate shower cubicle. The second or guest bedroom has an en-suite shower room, whilst the third and fourth bedrooms are served by the smart family bathroom, also with a separate shower cubicle.

Stairs continue off the large, open landing to the second floor where there are two further double bedrooms and a hatch into loft storage.



Externally

A paved driveway providing parking for several vehicles leads up to the double garage and the front door. The gardens wrap around three sides of the house with gravel paths leading to a patio, the lawn and a decked seating area for outdoor entertaining and al fresco dining to the rear of the house. Surrounded by mature trees, the gardens are enclosed and very private. Behind the lawn, raised flower beds give way to a delightful ornate water feature and rambling roses. A side gate provides independent access into the rear garden.





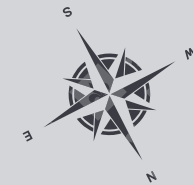
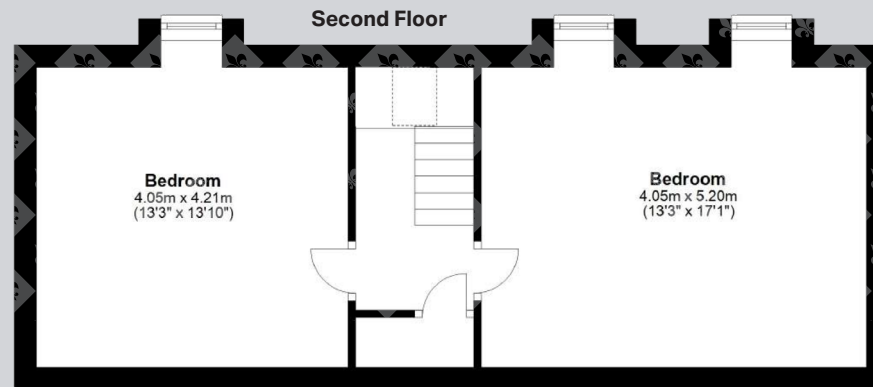
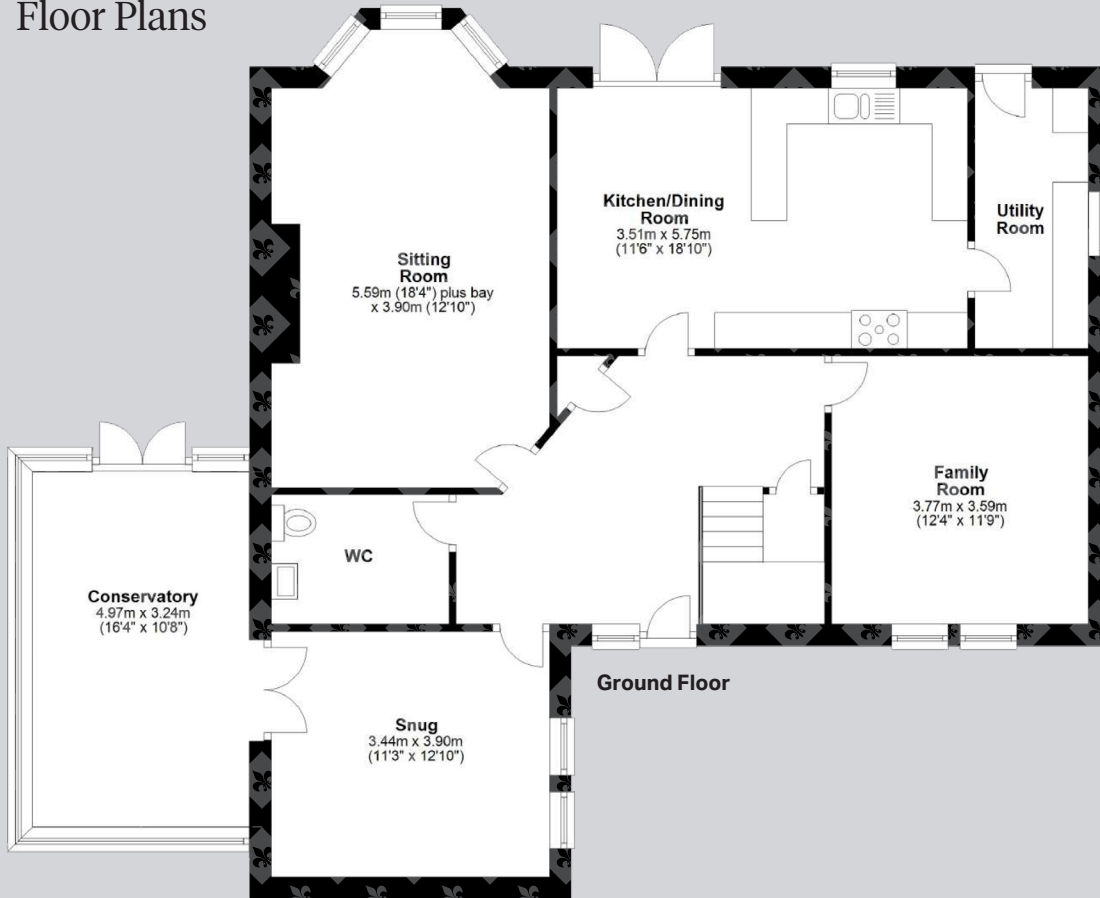
Local Information

The property is ideally placed within easy reach of the amenities in the attractive, bustling market town of Hexham which offers a full range of day-to-day facilities with supermarkets, a good range of shops including independent delicatessen, butcher, baker, greengrocer and bimonthly farmers' market, professional services, leisure/sports centre, cinema, theatre and a hospital. The town has an historic Abbey at its heart together with several other buildings of note. The beautiful surrounding area provides walks and other country pursuits, with golf courses, sports clubs and Hexham racecourse within easy reach. The charming and historic village of Corbridge offers additional amenities including further artisan shops while nearby Matfen Hall and Close House offer excellent leisure facilities. Newcastle city centre is within easy reach and provides further comprehensive cultural, educational, recreational and shopping facilities.

For schooling there is a wide selection of schools in Hexham including The Sele First School, which has achieved 'outstanding' Ofsted reports for many years and provides exceptional education from 3-9 years, and the well-regarded Queen Elizabeth High School. In addition, Mowden Hall Preparatory School is nearby and provides private education from nursery up to 13 years. There are several private day schools in Newcastle with school transport offered from Hexham.

For the commuter the A69 provides excellent access to Newcastle to the east and Carlisle to the west and onward access to the A1 and M6. The rail station at Hexham provides regular cross-country services to Newcastle and Carlisle, where connecting main line services are available to major UK cities north and south. Newcastle International Airport is also within easy reach.

Floor Plans



Total area: approx. 257.4 sq. metres (2770.3 sq. feet)

Directions

From Corbridge take the B6321 out of the village going across the River Tyne and on to the A695 to Hexham. After about 3.4 miles you will reach Hexham and at the roundabout follow Priestpople (B6305) through the town. Continue on this road for 0.5 miles and keep right as the road becomes the B6531 at The Fox public house. Continue for 0.5 miles then turn left onto Leazes Lane, then take the second left turn into The Croft. 6 The Croft is just ahead on the right-hand side.

Google Maps

what3words



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Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Services

Mains electricity, gas, drainage and water. Gas-fired central heating.

Postcode

NE46 3RL

Council Tax

Band G

EPC

Rating C

Tenure

Freehold

Viewings Strictly by Appointment

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