

Breckon Hill

LOWGATE | HEXHAM | NORTHUMBERLAND



FINEST
PROPERTIES



An impressive Grade II Listed farmhouse set in an
idyllic rural setting yet within close proximity to the
market town of Hexham

Hexham 2.3 miles | Corbridge 6.2 miles | Newcastle International Airport 21.8 miles
Newcastle City Centre 25.4 miles





Accommodation in Brief

Ground Floor

Reception Hall | Sitting Room | Kitchen/Dining Room | Pantry | Cloakroom/WC | Study
Utility Room | Drawing Room

First Floor

Principal Bedroom with En-suite Shower Room | Guest Bedroom with En-Suite Shower Room
Two Further Bedrooms | Family Bathroom

Detached Garage | Driveway | Walled Garden | Terrace | Dog Enclosure | Land







The Property

Breckon Hill is located in a stunning rural setting, near the hamlet of Lowgate, very close to Hexham, and with only a handful of neighbours. The property is stone-built period farmhouse, beautifully finished and maintained both inside and out, and with extensive gardens, land and glorious views across the surrounding rolling fields, Breckon Hill is a wonderful family home and the opportunity for a true country lifestyle.

The front door opens into a large, welcoming reception hallway with wood burning stove set within a stone fireplace. The main reception rooms radiate from this; an elegant, light sitting room and a sophisticated drawing room, both with window shutters and stone fireplaces. The impressive kitchen/dining room is also accessible from the sitting room, providing a seamless flow between these two areas. This is a fantastic light, bright open plan living and entertaining space with vaulted ceiling and exposed wooden ceiling beams adding bags of character. An excellent range of modern wall and floor units, including a large island bench and integrated appliances, sit alongside a traditional style range cooker, wood burning stove and stable door to the rear garden. A walk-in pantry and downstairs WC are very handy features, as is the spacious study with a wall of built-in cupboards, ideal for home working or as a play room, and a well-equipped utility room with laundry facilities and an external door.



A sweeping staircase leads from an inner hall to the first floor. The principal bedroom is dual aspect and has stunning countryside views. It benefits from built-in wardrobes, an en-suite shower room and has space for a sofa as well as bedroom furniture. Three further bedrooms; two with built-in storage, one with en-suite shower room and all showcasing the amazing views, and a luxurious family bathroom with modern freestanding bath and separate walk-in shower, also grace the first floor.



Externally

A sweeping driveway and graveled area to the front of the house provide excellent access and parking, alongside the detached garage. To the rear, a terraced area provides a gorgeous place to sit, relax and enjoy the peace and tranquility of the countryside, alongside a well-manicured walled garden with lawn and mature trees and shrubs. There is also a dog enclosure.

Fenced land stretches from the house to the burn and offers various equestrian or livestock options. Breckon Hill covers around 3 ½ acres of land all together.





Local Information

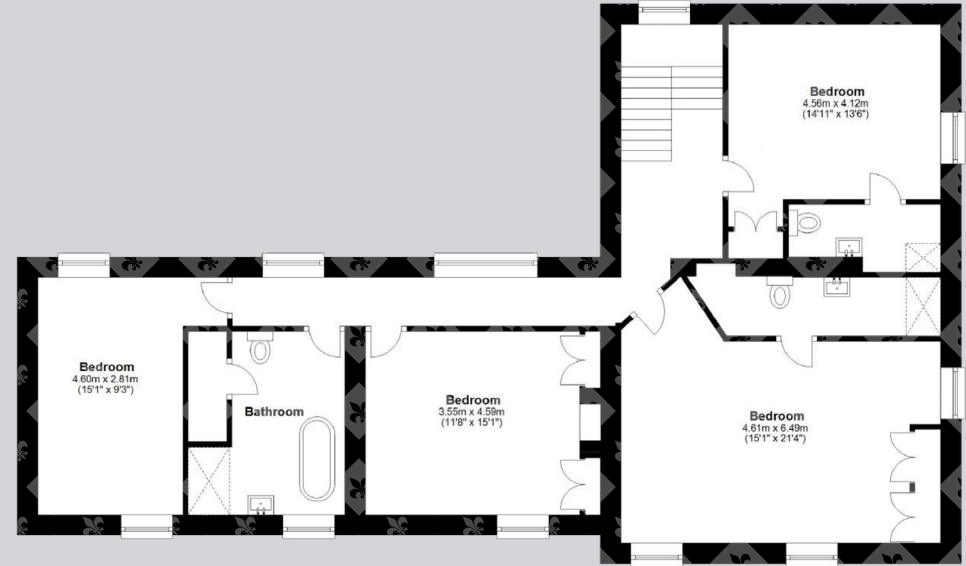
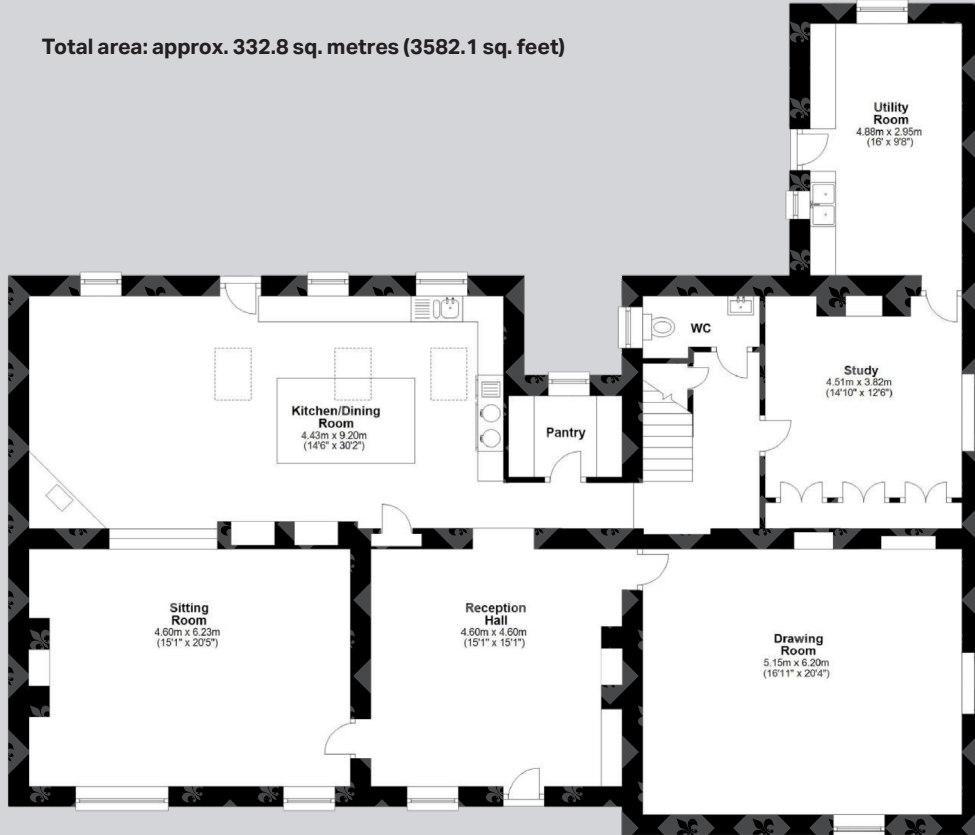
The historic market town of Hexham offers a full range of day-to-day amenities with supermarkets, a good range of shops and restaurants, leisure centre, doctors' and dentist surgeries, a petrol station, professional services and a hospital. The beautiful surrounding area provides walks and other country pursuits, with golf courses, sports clubs and Hexham racecourse within easy reach. The popular Tyne Valley village of Corbridge is also close by and offers a variety of shops, a renowned delicatessen, further restaurants, while nearby Matfen Hall and Close House offer excellent leisure facilities. Newcastle City Centre provides further comprehensive cultural, educational, recreational and shopping facilities.

For schooling, there are excellent state schools in Hexham, including St Joseph's Catholic Middle School, Hexham Middle School and Queen Elizabeth High School. In addition, there is Mowden Hall Prep School just outside Corbridge together with several private day schools in Newcastle.

For the commuter the A69 provides excellent access to Newcastle to the east and Carlisle to the west, with onward access to the A1 and M6 respectively. Newcastle International Airport is also easily accessible. The rail station at Hexham provides regular cross country services, which in turn link to other main line services to major UK cities north and south.

Floor Plans

Total area: approx. 332.8 sq. metres (3582.1 sq. feet)



Directions

Heading west out of Hexham, follow the B6305 for around 2 miles before turning left, signposted Breckon Hill Farm. Take the left fork in the road to avoid the bridge (currently closed) and the entrance to Breckon Hill is straight ahead.

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 and water. Drainage to septic tank. Gas central heating, hot water and additional bio mass boiler. Fibre broadband.

Postcode

Council Tax

EPC

Tenure

NE46 2NL

Band G

Exempt

Freehold

Viewings Strictly by Appointment

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