

# 2 Haining Croft House

HAINING CROFT | HEXHAM | NORTHUMBERLAND



**FINEST**  
PROPERTIES



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A charming, converted period property  
featuring a distinctive orangery

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Hexham 0.7 miles | Corbridge 5.2 miles | Newcastle International Airport 19.9 miles  
Newcastle City Centre 22.7 miles





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## Accommodation in Brief

Kitchen/Dining Room | Family Room | Sitting Room  
Principal Bedroom with En-Suite Shower Room  
Two Bedrooms | Bathroom







## The Property

Located in the historic market town of Hexham, 2 Haining Croft House is part of a collection of luxury properties housed within a sympathetically restored 150-year-old Victorian Mansion. Surrounded by beautiful mature walled gardens and accessed through a gated entrance, this exclusive property boasts a prestigious and imposing position. What sets this property apart is its integration with the original mansion's orangery, giving it a distinct character and an exclusive entrance unlike any other in the development.

The main entrance via the restored orangery leads into a bright, open-plan kitchen and living area. High-pitched ceilings and a glass frontage ensure the space is flooded with light, while tasteful and stylish interior decor creates a welcoming communal living area with a unique character. The well-appointed kitchen features an integrated oven and microwave, catering to modern living needs.

Beyond the orangery, the living areas extend into a fabulous main sitting room. This space preserves delightful period features typical of the Victorian era, including high ceilings, large bay windows, and an ornate Victorian fire surround.

The property hosts three well-proportioned bedrooms situated at the rear. The principal bedroom enjoys the convenience of an ensuite bathroom, while the remaining two bedrooms share a family bathroom. Two of the bedrooms come with fitted wardrobes, and there's additional storage available in a small loft space above the bathroom, maximizing the use of space throughout the home.











## Externally

Externally, 2 Haining Croft House benefits from beautifully maintained gardens that enhance the property's appeal, alongside allocated parking located conveniently at the property's perimeter. These communal outdoor spaces are cared for by a resident committee, ensuring the gardens remain a delightful feature for everyone to enjoy.

### Agents Note

125 year lease commencing on 1st January 2007 (109 years remaining).

Annual service charge £1933.11

Annual ground rent £100





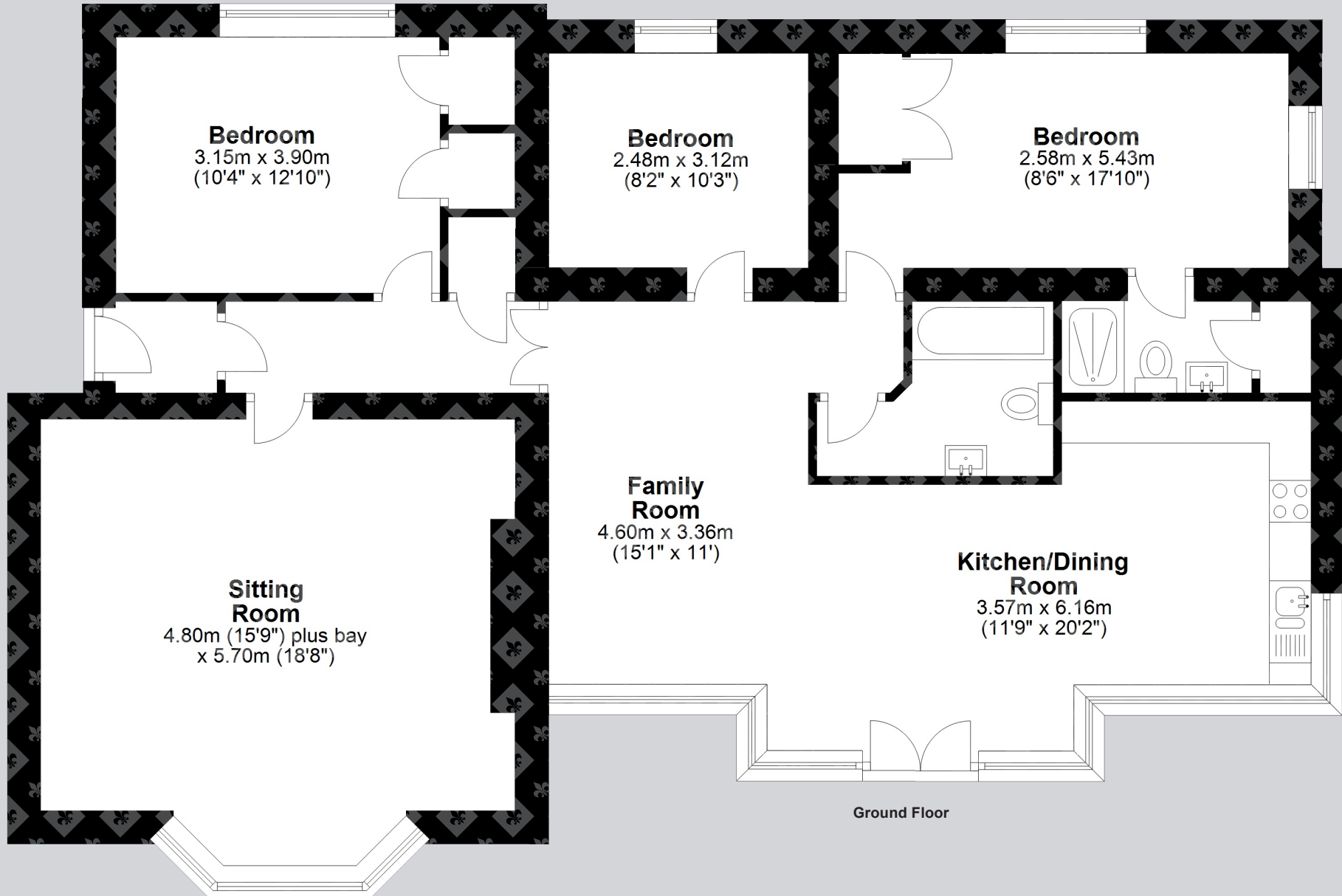
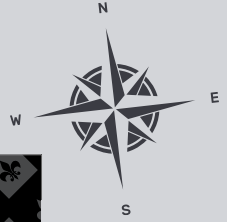
## Local Information

This property is located within easy walking distance of Hexham's amenities, a vibrant market town featuring supermarkets, shops, a farmers' market, and various services. It boasts leisure centers, a cinema, theatre, hospital, and notable historical sites like Hexham Abbey. The area offers outdoor activities, golf, sports clubs, and the Hexham racecourse.

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 and Hexham Middle School, subject to a recent new development. In addition, Mowden Hall Preparatory School is nearby and provides private education from nursery 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



Ground Floor

Total area: approx. 124.2 sq. metres (1337.0 sq. feet)

## Directions

Starting from Princes Street, head south towards Middle Street, or B6529. At the roundabout, continue straight by taking the second exit to remain on Princes Street. Then, take a left turn onto the A695 road. After a short distance, make a right turn onto the B6307, followed by another right onto Linnels Bank, also known as the B6306. From here, turn left onto Dipton Mill Road. Follow this road until you make a right turn onto Elvaston Drive, and then take another right onto Elvaston Road. Continue on Elvaston Road for approximately 0.3 miles and 2 Haining Croft House will be 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 Gas, Electricity & Water. Gas-fired boiler

Postcode

NE46 2FB

Council Tax

Band E

EPC

Rating C

Tenure

Freehold

## Viewings Strictly by Appointment

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of distinctive property*

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