

39 Hencotes

HEXHAM | NORTHUMBERLAND



FINEST
PROPERTIES



An attractive Grade II Listed property with lovely
gardens in the heart of a thriving market town

Corbridge 3.9 miles | Newcastle International Airport 19.7 miles
Newcastle City Centre 22.1 miles





Accommodation in Brief

Vestibule | Hallway | Sitting Room | Dining Room | Kitchen
Cloakroom/WC | Three First Floor Bedrooms | Shower Room
Second Floor Bedroom

Generous Gardens | Outdoor Seating Areas | Raised Beds | Sheds







The Property

39 Hencotes is a characterful and appealing four bedroom property in the very heart of the vibrant market town of Hexham. The Grade II Listed end terrace property offers spacious four bedroom accommodation over three floors and benefits from lovely generous gardens that stretch away to the rear; a gate opens from the private gardens directly to the fabulous Sele Park that provides an idyllic escape of formal gardens, woodland walks and grassy expanses within the town.

The front door opens to a vestibule with fabulous glazed inner door and panelling, then onwards to the hall with half-panelled walls and terracotta floor tiles. There are two welcoming reception rooms with attractive wood flooring running through them both. The sitting room is filled with natural light from the beautiful south-facing bay window with custom curtains, highlighting decorative coving and cornicing and a wonderful marble fireplace with multi-fuel stove. Double doors with glazed side panels create a natural flow connecting the sitting room and dining room to the rear, where a sash window with shutters overlooks the gardens. The dining room links back to the hall, where a door leads through to useful understairs cloakroom/WC and onward access to the kitchen.

The kitchen is fitted with a fine range of handmade cabinetry with natural wood finish. There is lots of storage and workspace, an impressive Rangemaster stove with extractor over, along with a fridge freezer, dishwasher and washing machine which are all included. Practical tiled flooring runs underfoot and a door opens to the rear gardens.

The spindled staircase climbs from the hall to the first floor via a half landing. There are three bedrooms arranged across the first floor, with two to the front elevation and one to the rear and all finished in relaxing, neutral colour palettes. The rear bedroom is currently configured as a study, demonstrating the versatility of the accommodation. This bedroom also has a striking original fireplace. The bedrooms are served by a shower room with suite comprising large walk-in shower, wash hand basin, WC and heated towel rail. Pretty floor tiles with geometric patterns add a touch of further style.

Stairs continue to the second floor and a very generous fourth bedroom. This is also a great spot for a home office, a hobby/craft room or a play room for children.





Externally

The gardens of 39 Hencotes are a true oasis hidden away in the heart of the town, with new areas opening up as they stretch away from the rear of the house. Well-kept lawns and outdoor seating areas are sheltered by mature trees and established hedging. A flagged patio area is ideal to enjoy the outdoors in privacy, with stone steps leading beneath a pergola to a gravelled area with raised planting beds.

The very top of the garden is marked by a high red brick wall swathed in greenery, with a charming gate to step straight out onto the Sele Park. A pleasant stroll takes in the open parkland and traditional bandstand, before heading to magnificent Hexham Abbey, the popular Hexham House Bowling Club or into the town itself.





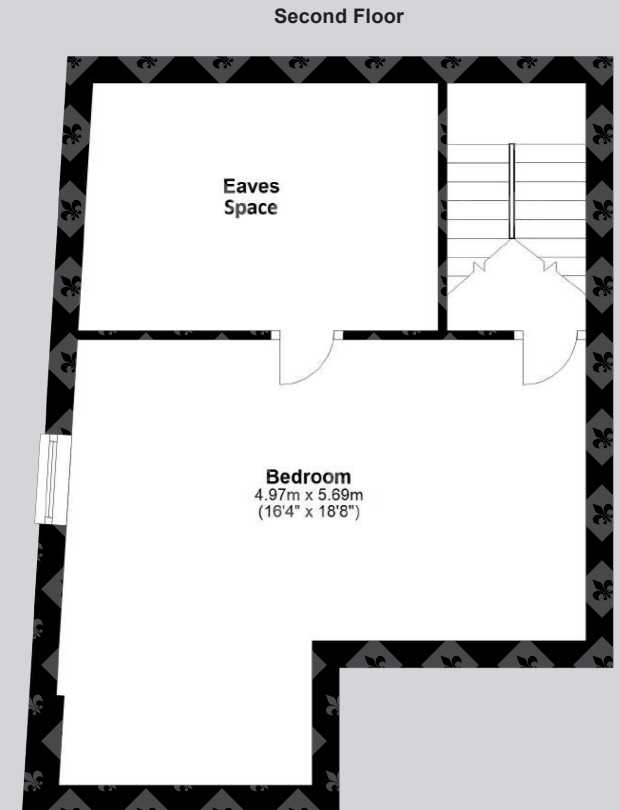
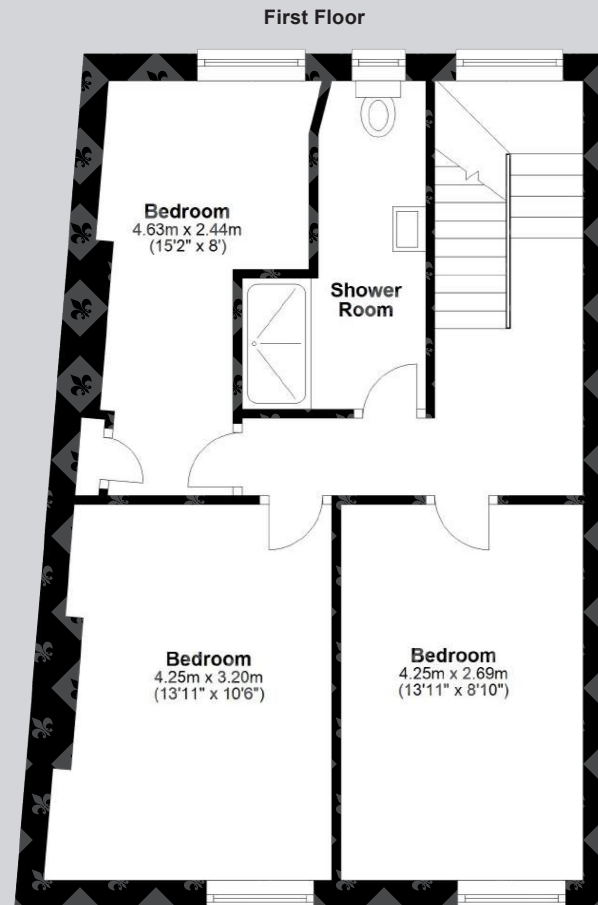
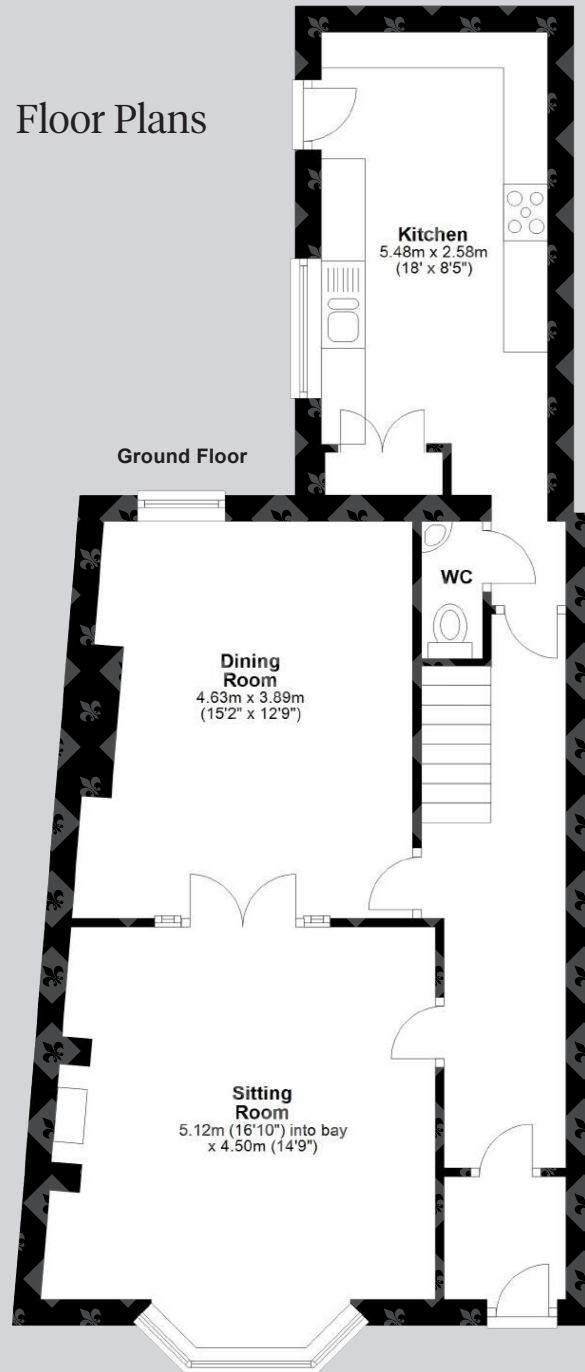
Local Information

The property is ideally placed within walking distance for all the amenities within 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 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, approximately 30 minutes by road.

Floor Plans



Total area: approx. 154.3 sq. metres (1660.9 sq. feet)

Directions

Head west on the A69 for Hexham. Take the slip road signposted Hexham (West End) B6531 and follow this road for approximately 1.7 miles, into Hexham. 39 Hencotes is on the left-hand side of the road, opposite the entrance to St. Cuthbert's Lane.

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, water and drainage. Gas-fired central heating.

Postcode	Council Tax	EPC	Tenure
NE46 2EW	Band D	Rating D	Freehold

Viewings Strictly by Appointment

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