

The Hemmel

2 WESTWOOD FARM | HEXHAM | NORTHUMBERLAND



FINEST
PROPERTIES



A beautiful barn conversion full of charm and character, set in a spectacular rural location, yet close to the popular market town of Hexham

Hexham 2.0 miles | Corbridge 5.9 miles | Newcastle International Airport 20.9 miles
Newcastle City Centre 24.5 miles





Accommodation in Brief

Entrance Hall | Cloakroom/WC | Utility Room | Sitting Room
Conservatory | Kitchen/Breakfast/Dining Room
Principal Bedroom with En-suite Shower Room
Three Further Bedrooms | Family Bathroom

Private Parking | Gardens







The Property

The Hemmel is located in a stunning rural setting, very close to Hexham, and with only a handful of neighbours. The property is an attractive stone barn conversion, full of character and charm, beautifully finished, with well-proportioned accommodation, gardens and glorious views across the surrounding rolling fields. The Hemmel is a wonderful home and the opportunity for a true country lifestyle.

The smart, tiled entrance hall with separate cloakroom/WC and useful utility or boot room, opens into the stunning sitting room. Original stone byre arches, wooden beamed ceiling and a traditional stone fireplace with wood burning stove make this an impressive, yet warm and welcoming space. The conservatory, accessed from the sitting room and with double doors into the garden, offers a wonderful place to sit to enjoy the outdoors whatever the weather.

The kitchen/breakfast room has recently been opened up into the dining room, to create an impressive open-plan area. With an excellent range of wall and floor units, integrated appliances including two ovens, an induction hob, space for a dishwasher and a Belfast sink, the traditional farmhouse style kitchen is skillfully blended with contemporary features. The large island bench in the centre of the kitchen along with ample space for a dining table and chairs, plus comfy seating, an abundance of bespoke built-in storage and two sets of double doors that can be thrown wide open onto the garden, makes this the perfect family or entertaining space.

Up the wooden spindle staircase from the sitting room, the first floor houses a light and airy principal bedroom showcasing a vaulted ceiling and exposed wooden beams, and complete with built-in wardrobes and a smart en-suite shower room. Three further bedrooms, one also with built-in wardrobes and one currently used as a home office, offer great versatility. The family bathroom has been beautifully appointed and includes a free-standing roll-top bath with chrome feet and shower attachment. The landing corridor offers a fantastic place for storage or as a library. All of the upstairs rooms have vaulted ceilings, wooden beams and bags of character.





Externally

The Hemmel is approached via driveway parking and has lawned areas to the front along with a west-facing private patio and enclosed lawn to the rear, for sitting out and enjoying the tranquility of the countryside setting.





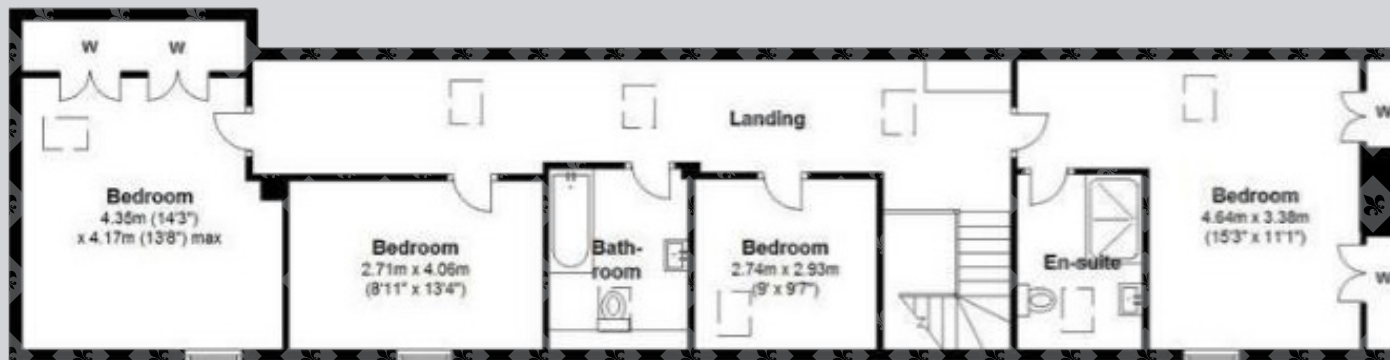
Local Information

Westwood Farm is situated just to the north of the historic market town of Hexham, which 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



Directions

Heading north-west out of Hexham, follow the B6531 for 1.6 miles, then join the A69 heading west. Take the next turning on the right, signposted Newbrough/Fourstones/Warden. Follow this road for 0.2 miles, turn right and follow the road as it bends round to the right.

The Hemmel is the first property on the left-hand side.

Google Maps

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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, water and drainage. Oil-fired central heating.

Postcode	Council Tax	EPC	Tenure
NE46 2PT	Band F	Exempt	Freehold

Viewings Strictly by Appointment

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