

1 Townhead

SLALEY | HEXHAM | NORTHUMBERLAND



FINEST
PROPERTIES



An appealing and modern stone-built property
in a desirable village location

Hexham 5.2 miles | Corbridge 5.7 miles | Newcastle International Airport 19.8 miles
Newcastle City Centre 22.4 miles | Gateshead 23.2 miles





Accommodation in Brief

Entrance Hall | Kitchen/Dining Room | Sitting Room | Snug
Principal Bedroom with En-Suite Bathroom | Four Further Bedrooms
Two Further Bathrooms | Study | Loft

Driveway | Garage | Gardens | Sun Terrace | Garden Store







The Property

1 Townhead is an attractive semi-detached modern stone-built property situated in the heart of the sought-after Northumberland village of Slaley. The property has been extended by the current owners to create a large and versatile home with generous accommodation laid out over three floors. Further planning permission for a rear and loft extension has also been secured (Northumberland County Council planning ref. 16/02818/FUL). Bright and spacious, this incredibly appealing property further benefits from enclosed gardens, an integral garage and off-street parking.

The front door leads into a bright entrance hall with access to the ground floor accommodation and stairs to the first floor. The two reception rooms are naturally bright and generously proportioned, offering ample entertaining space. The inviting sitting room has a feature gas fire and provides direct access to the well-maintained gardens via sliding patio doors. The recently renovated kitchen/dining room now features an expansive open-plan layout, replacing the previous utility room to provide a much larger and more functional space. The kitchen includes a modern range of integrated units with elegant complementary worktops and a central island, ideal for food preparation and casual dining.

Stairs lead up to the first floor accommodation. The principal bedroom has fitted wardrobes and a modern bathroom comprising bath with shower over, wash hand basin and WC. There are four further double bedrooms, all of which are generously proportioned and offer views of different aspects of the gardens and village. There are two family bathrooms, each with suite comprising bath with shower over, wash hand basin and WC. To the third floor, the loft has been partially converted into a naturally bright study with space for two desks. A door from the study leads into the loft, which retains planning permission for further development.







Externally

1 Townhead is accessed via a block paved driveway with parking for two vehicles. There is a single garage with up and over door. The rear gardens are south facing, well maintained and mainly laid to lawn with well stocked herbaceous borders and a useful garden store. A sun terrace is ideally placed for al fresco dining and entertaining. There is a mix of hedging and wooden fencing to the boundary.

Local Information

Slaley offers a thriving village community with an excellent range of day-to-day amenities. The public house and village shop are both run by the community and the village hall hosts regular social activities including the Slaley Film Club, and indoor sports classes. St Mary's is the Parish Church of the village. Slaley Hall Hotel, a country house hotel with a leisure centre and golf course is located nearby and The Travellers Rest, a popular country pub, is within easy reach. For the outdoor enthusiast, the beautiful surrounding area provides walks and other country pursuits, with golf courses, sports clubs and Hexham racecourse all within easy reach. The market town of Hexham offers a full range of amenities with supermarkets, a good range of shops, professional services and a leisure centre, cinema, theatre and hospital. Newcastle City Centre provides further comprehensive cultural, recreational and shopping facilities.

For schooling, there is Slaley First School, which runs a Breakfast Club and After School club to provide wraparound care. Senior schooling is offered in Hexham.

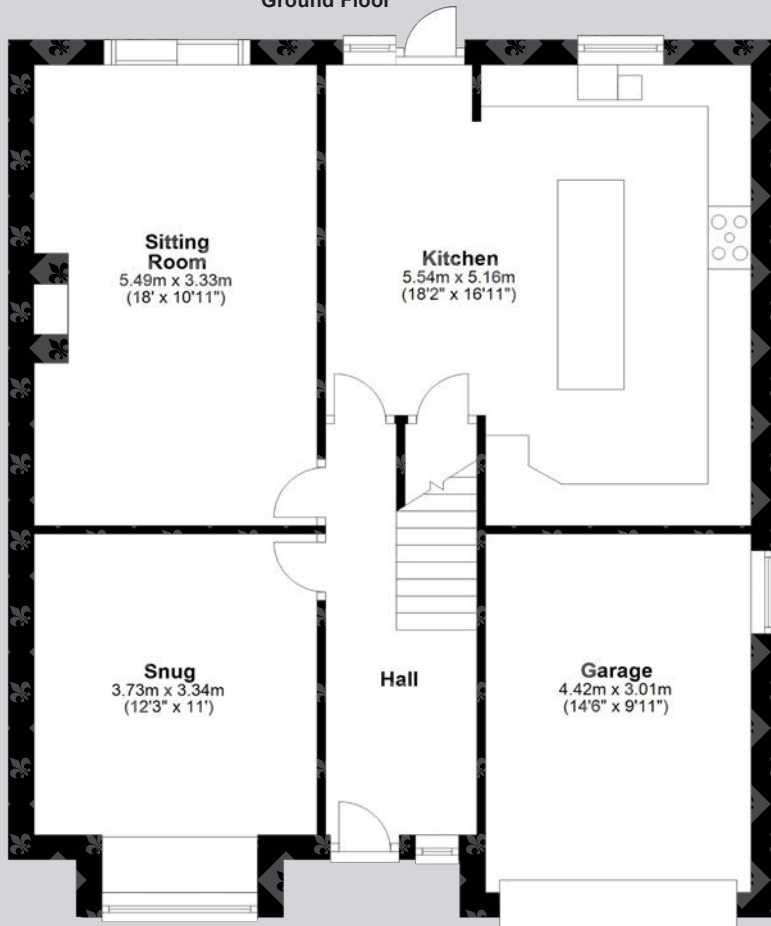
For the commuter, there are good road links to the A69 which provides excellent access to Newcastle in the east and Carlisle in the west and onward access to the A1 and M6. The rail station at Hexham provides regular cross-country services to Newcastle and Carlisle, which in turn link to main line services to major UK cities north and south. Newcastle International Airport is also within easy reach.



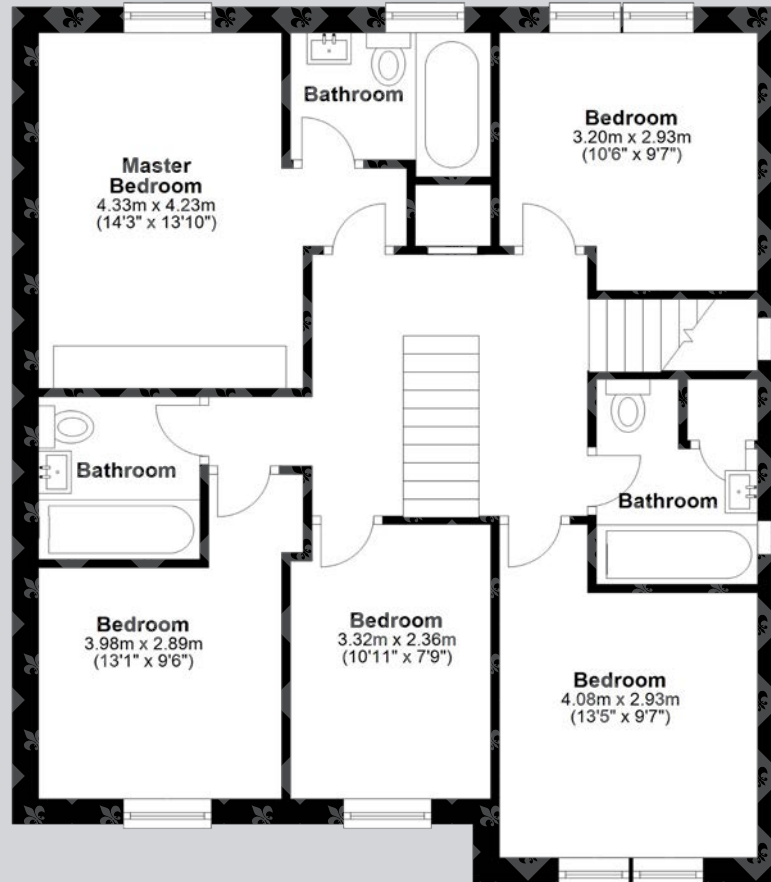
Floor Plans



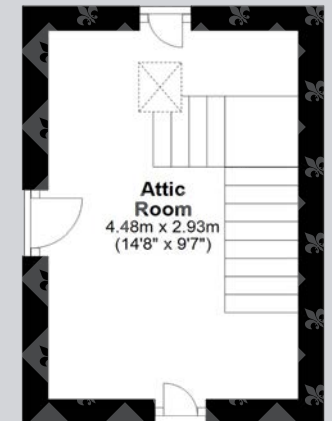
Ground Floor



First Floor



Second Floor



Total area: approx. 171.7 sq. metres (1848.6 sq. feet)

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.

Postcode

Council Tax

EPC

Tenure

NE47 0AT

Band E

Rating D

Freehold

Viewings Strictly by Appointment

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