

# Finest

PROPERTIES

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6 Wooley Grange | Hexham | Northumberland

Briarsdale









## Accommodation in Brief

### Ground Floor

Entrance Porch | Hall | WC | Sitting Room | Study  
Kitchen/Dining Room | Utility Room

### First Floor

Principal Bedroom with En-suite Shower Room  
Guest Bedroom with En-suite WC  
Three Further Bedrooms | Family Bathroom

### External

Integral Garage | Driveway Parking | Front & Rear Gardens | Patios







## The Property

Briarsdale is a striking detached stone-built house in an exclusive development with generous gardens and countryside views. Internally, the property offers modern and flexible accommodation with immaculate presentation, tasteful décor and quality fixtures and fittings. Built in 1997 and one of just nine properties in the private development of Wooley Grange, Briarsdale offers an idyllic, tranquil, rural setting whilst simultaneously providing convenient access to both Hexham and Corbridge, as well as Newcastle and beyond.

The entrance porch opens into a spacious hallway featuring a staircase with attractive wood bannisters and balustrades leading up to the first floor, and the reception rooms and downstairs WC radiating off it. The sitting room is elegant and sunny with dual aspect and a wood burner in an inglenook fireplace with wood lintel adds a warm, homely feeling. A study, which could also be utilised as a play room or home gym, for example, sits to the rear of the hall with the stunning kitchen/dining room beside it. The kitchen/dining room is a wonderful family and entertaining space. There is ample space in this room for comfortable seating in addition to dining table and chairs, and a bespoke window seat area. The kitchen itself is beautifully fitted with an excellent range of wall and floor units, promontory bench and quartz worktops in a light, neutral colour palette, a range cooker and hob, and integrated appliances including larder fridge, larder freezer, dishwasher, integrated bin and wine cooler. Leading from the kitchen is a well-equipped utility room with further storage and laundry facilities, and doors into the garden and the integral garage.

The first floor offers five immaculately presented bedrooms including the principal bedroom with a stylish en-suite shower room and a guest bedroom with en-suite WC and wash handbasin. The three further bedrooms are also good sized and served by the well-appointed family bathroom with modern freestanding bath and separate shower.

















## Externally

The approach to Briarsdale is via a wide paved driveway with parking for several vehicles leading to the integral garage and a neat lawn sits to one side. A large patio spans the width of the house to the rear with steps down to the extensive lawn and in the corner, a further patio with a gazebo provides the perfect place to sit and relax or entertain under cover. The rear garden is surrounded by mature shrubs and trees, affording a very private and secluded setting.





## Local Information

Wooley Grange is a small and exclusive development of individual properties, each with large gardens and set in a beautiful rural location in the Shire yet close to the market town of Hexham. The Travellers Rest, a popular country pub, is within walking distance and Slaley village, just a couple of miles drive away or around a mile by footpath, offers day-to-day amenities including a nursery/play group, a first school, a newsagent/grocery store, church, the community run Rose & Crown Inn and an active Community Hall with a range of activities. The village is situated close to Slaley Hall Hotel with its leisure centre and golf course. Nearby, the bustling market town of Hexham 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.



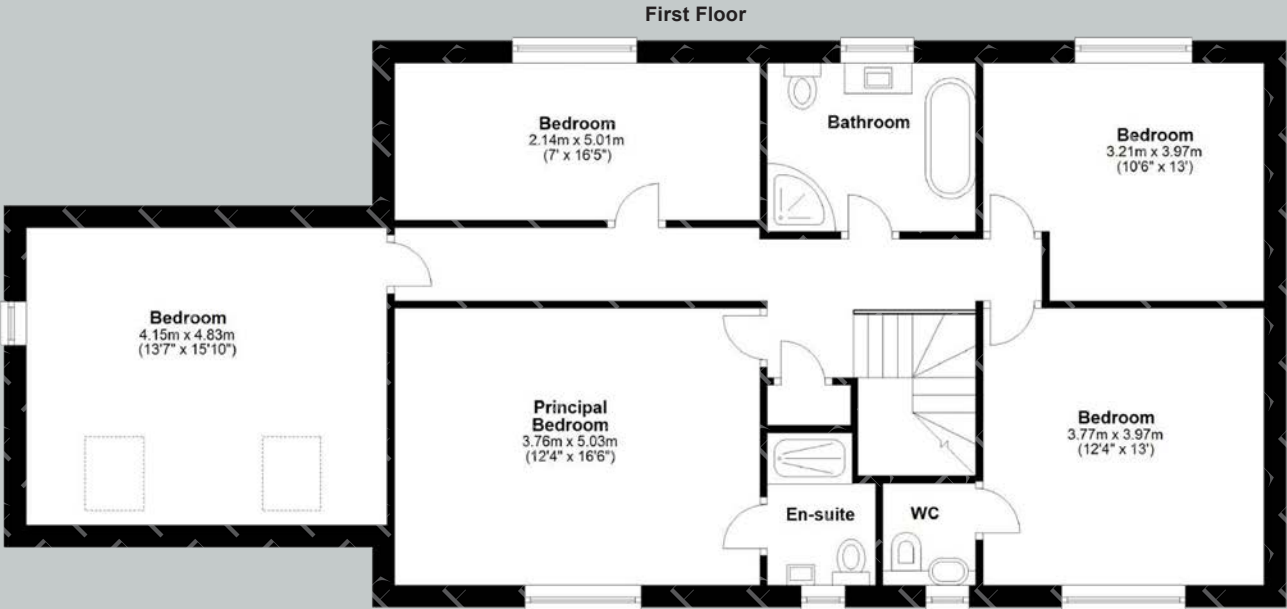
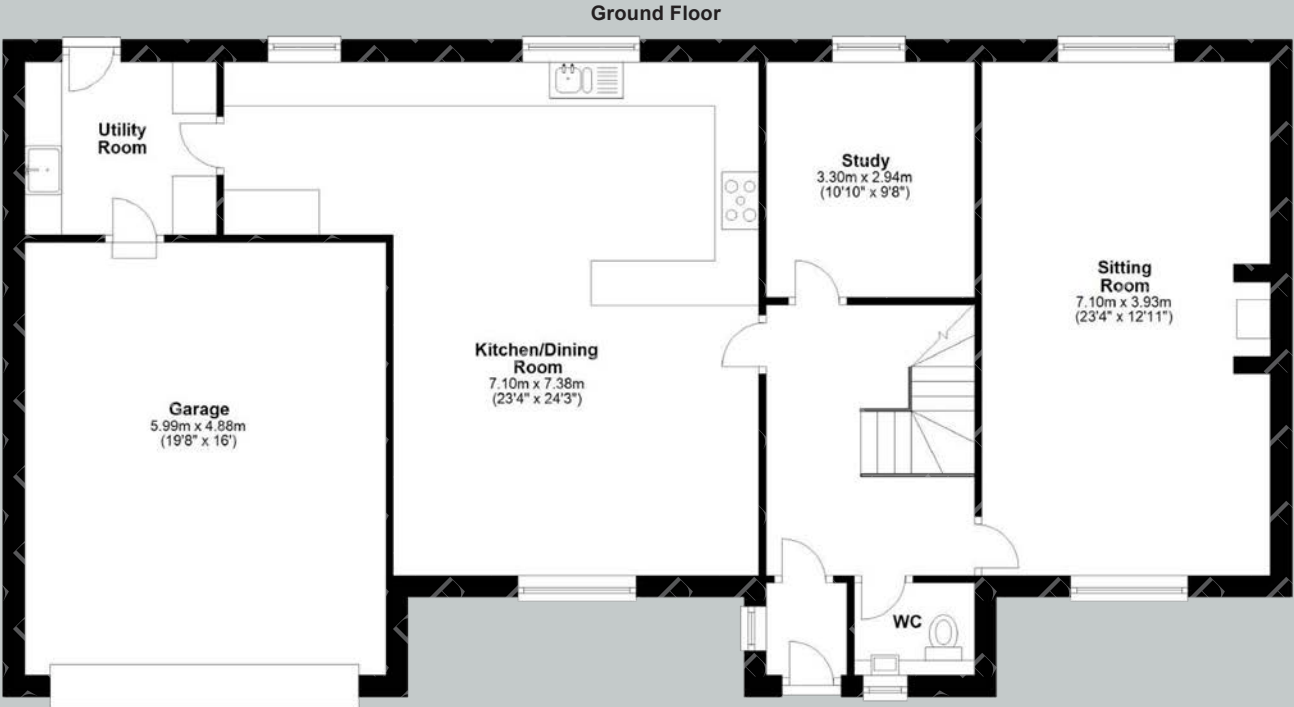
The town has an historic abbey at its heart together with several other buildings of note. The beautiful surrounding area provides walks and other country pursuits, with golf courses, sports clubs and Hexham racecourse within easy reach. The charming and historic village of Corbridge offers additional 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 up 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 stations at Riding Mill and 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



Total area: approx. 238.0 sq. metre (2562.2 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, water and drainage.

Oil fired central heating system.

Postcode

NE46 1TY

Council Tax

Band G

EPC

Rating D

Tenure

Freehold

## Viewings Strictly by Appointment

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