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FELLSIDE, HEXHAM, NE46

Offers Over £775,000

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Shield Close House is an attractive and substantial Northumbrian stone-built property, believed to date from around 1770 when it served as the home of the area's Quarry Master, located on the edge of the highly regarded market town of Hexham. Having been thoughtfully updated over time, the property also showcases a wealth of original character, including timber doors, sash windows, and feature fireplaces with open fires.

The property offers an impressive selection of three generously proportioned reception rooms, all enjoying delightful outlooks across the surrounding landscape. The kitchen provides ample space for dining, creating a sociable heart of the home, while a versatile ground-floor cloakroom presents an ideal opportunity to be adapted into a home office if required. Upstairs, the accommodation comprises three well-appointed bedrooms, complemented by two bathrooms.

Set in an elevated and private position, the property is approached via a private driveway providing off-road parking. The house benefits from attractive gardens and a picturesque setting, with over three acres of adjoining paddocks.

Hexham is a vibrant and highly sought-after market town, offering a superb range of amenities. From well-known supermarkets and independent retailers to local delicatessens and a popular bimonthly farmers' market, the town caters to a variety of tastes. Residents also enjoy access to excellent professional services, leisure facilities, a cinema, and a theatre.

The property is ideally positioned within walking distance of several well-regarded schools, including Hexham Sele First School, Hexham Middle School, and Queen Elizabeth High School.

Excellent transport links further enhance the appeal, with regular rail services connecting to Newcastle, Carlisle, and the wider Tyne Valley, as well as easy access to the A69 for convenient travel across the region.

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The internal accommodation briefly comprises a welcoming reception hallway with staircase rising to the first floor, an understairs storage cupboard, and access to the principal ground floor rooms. To the front elevation, the main drawing room enjoys a dual aspect with a bay window overlooking the gardens, and features a cast iron open fireplace set within a wooden surround. To the rear, a second sitting room also benefits from a dual aspect, built-in storage within the alcoves, and a further cast iron fireplace with decorative tiling and timber mantel.

The kitchen/breakfast room is fitted with a range of bespoke wall and base units, complemented by work surfaces and a stainless steel sink with mixer tap. Integrated appliances include an oven and hob, and there is ample space for informal dining. The room retains a wealth of character, with exposed beams and an inglenook fireplace housing the boiler.

Leading off the kitchen is a further excellent reception room, featuring wooden flooring, an original cast iron fireplace with tiled insert, and a multi-fuel stove. A useful double cupboard provides additional storage. A spacious cloakroom completes the ground floor, fitted with shelving, coat hooks, and a window seat with storage beneath. This versatile room enjoys outstanding views and could easily be repurposed as a home office if required.

To the first floor, the landing gives access to three well-proportioned double bedrooms. Two benefit from dual aspect views, while another is enhanced by a bay window. Two of the bedrooms retain original cast iron fireplaces, adding further character. The third bedroom offers potential to be reconfigured to create a fourth bedroom if desired, and benefits from a built-in wardrobe.

The accommodation is served by a family bathroom comprising a freestanding claw-foot bath, pedestal wash basin, and WC, alongside a separate shower room featuring underfloor heating, part-tiled walls, a pedestal sink, walk-in corner shower cubicle, and WC.

Externally, the property is approached via a tarmac driveway providing off-road parking. To one side, an enclosed courtyard gives access to the garage, workshop, outside WC, and additional storage. The gardens wrap around the property and are primarily laid to low-maintenance planting with a paved seating area. An adjoining paddock extending to over three acres can be accessed from both the front and side of the property, as well as via a gate from the garden.



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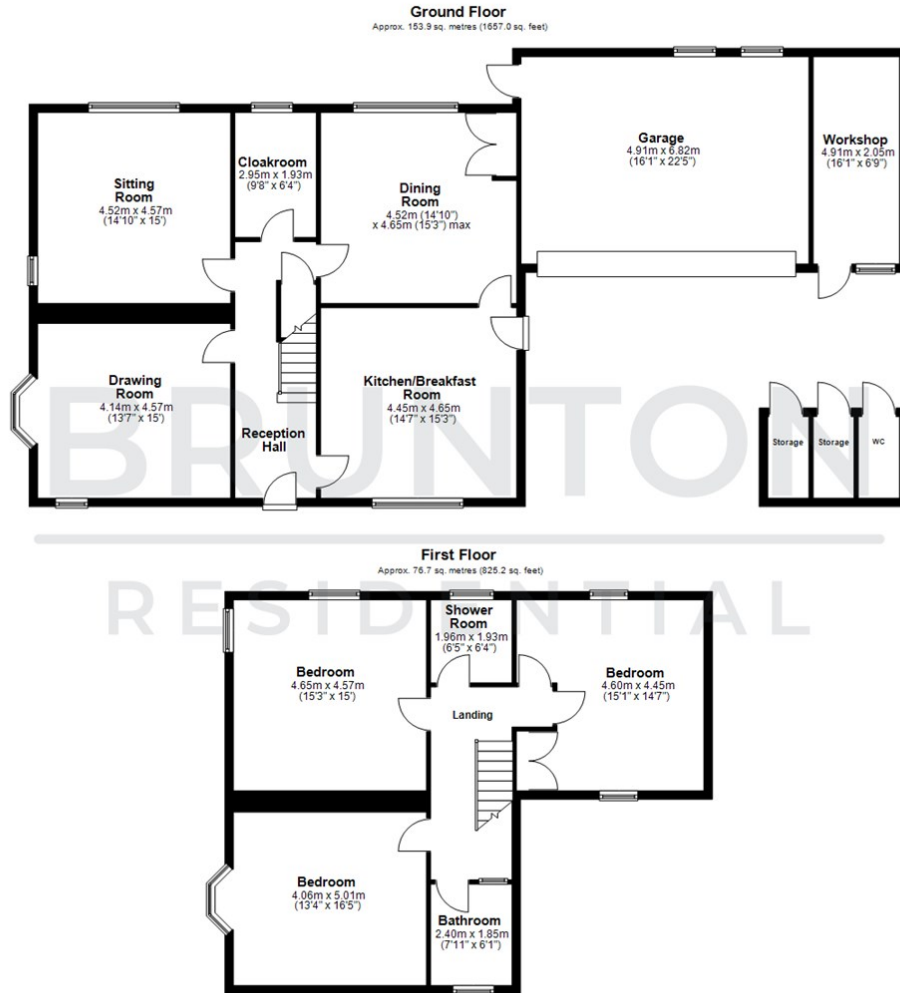
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : G

EPC RATING : E



Total area: approx. 230.6 sq. metres (2482.2 sq. feet)
All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	