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THE LEAZES, SHAWS LANE, HEXHAM

Offers Over £375,000

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Originally built in 1830, this distinguished period residence has been thoughtfully converted into a collection of executive apartments, occupying a prime position in the heart of Hexham. Extending to over 2,000 sq ft, Penthouse A is a standout home within this elegant listed country house.

Set on the top floor of an impressive period building, this exceptional apartment boasts a private south facing roof terrace, multiple reception rooms, a garage, driveway parking, and access to beautifully maintained communal gardens with a tennis court.

Hexham is a vibrant and highly sought-after market town, offering an excellent range of amenities. From well-known supermarkets and independent retailers to local delicatessens and a popular bi-monthly farmers' market, the town caters to a wide variety of tastes. Residents also benefit from superb 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 (QEHS), making it an excellent choice for families.

Further enhancing its appeal are excellent transport links, with regular rail services connecting to Newcastle, Carlisle, and the wider Tyne Valley, alongside easy access to the A69 for convenient travel across the region

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The main entrance to the building is positioned at the rear, adjacent to the integrated garage and parking area. From here, a shared hallway and staircase lead to the top floor, where Penthouse A enjoys a peaceful and elevated setting.

Upon entering, a spacious entrance hall provides a welcoming first impression, complete with ample storage and access to the full layout of the apartment. To the right is a generously sized bathroom, fitted with a bath, separate shower cubicle, WC, and washbasin with storage beneath. To the right is a bedroom featuring Velux windows and two large storage cupboards.

Directly ahead lies the first reception room, this is a bright and versatile space benefits from south-facing windows and well-positioned Velux lights, allowing for an abundance of natural light.

Adjacent is a further bedroom, north-facing, with a range of bespoke built-in cabinetry. Nearby is a generous utility room, recently updated to include fitted storage and a sink unit, providing excellent practicality for day-to-day living.

The well-proportioned kitchen/breakfast room is fitted with a range of classic wooden wall and base units, an oven with induction hob and extractor, tiled splashbacks, and a ceramic sink with mixer tap. There is also ample space for a dining table, making it ideal for both casual and formal dining. A convenient WC is located just off the kitchen.

The principal reception room spans the full width of the apartment, enjoying both southerly and westerly aspects through elegant sash windows. This impressive space is enhanced by period features including a cast iron fireplace and decorative coving.

A third bedroom, featuring its own cast iron fireplace, offers flexibility as a guest room, home office, or study. This room provides direct access to the private south-facing roof terrace, an exceptional outdoor space with uninterrupted views over the beautifully maintained grounds.

The property benefits from a private garage and parking for two vehicles. It is surrounded by extensive, well-maintained communal gardens, predominantly laid to lawn and complemented by mature shrubs and trees. Residents also enjoy access to a private tennis court.

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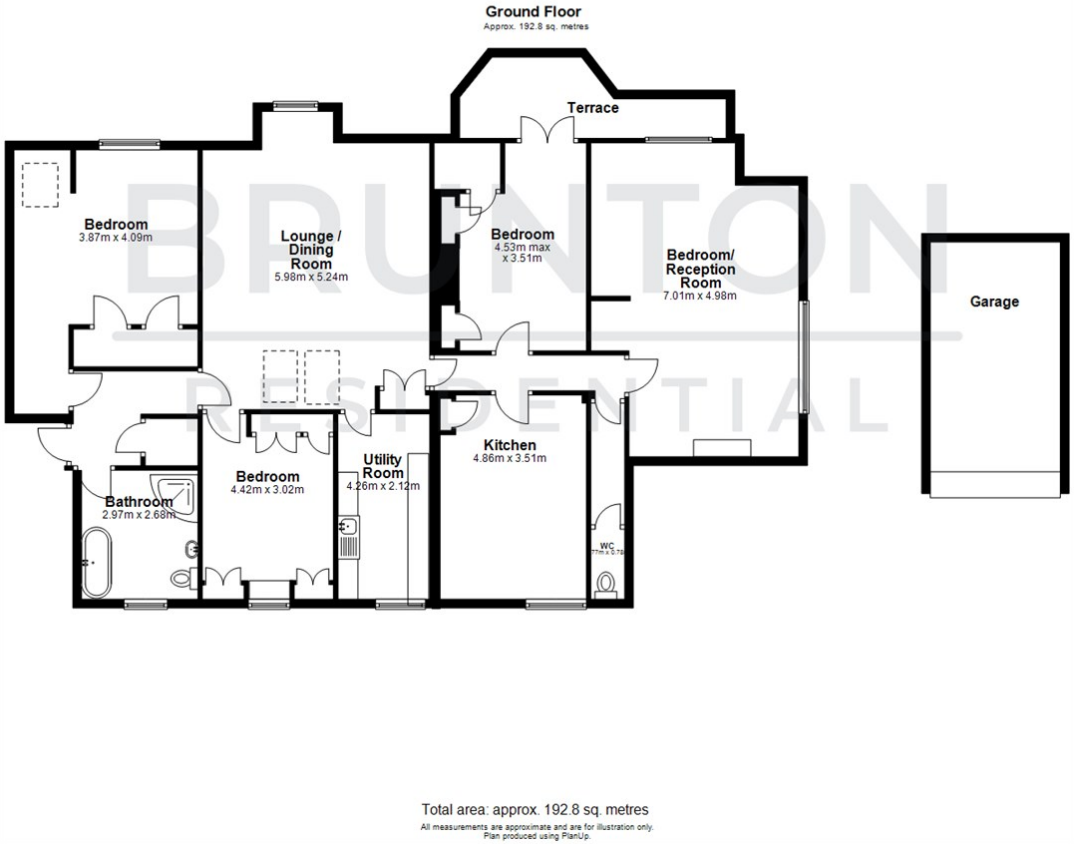
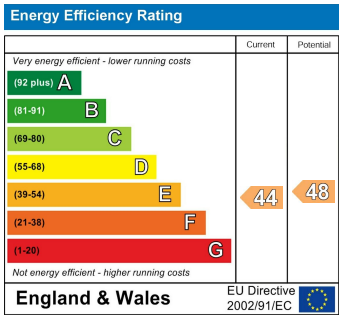
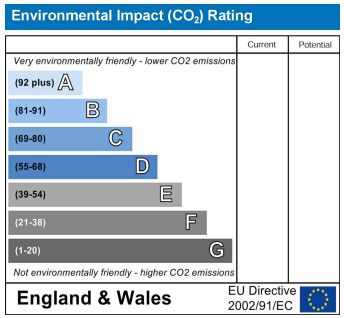
TENURE : Leasehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING : E