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REDESMOUTH ROAD, BELLINGHAM, HEXHAM

Price Guide £425,000

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GUIDE PRICE £425,000 TO £450,000

An impressive & substantial stone-built, slate-roofed five/six bedroom semi-detached family home, offering generously proportioned accommodation, with an abundance of character and attractive features throughout. The property provides flexible living spaces, including two spacious reception rooms, a garden room, and a self-contained annexe with en-suite facilities, offering excellent potential for dependent relatives or guests.

Externally, a selection of traditional stone-built, slate-roofed outbuildings provide useful additional accommodation in the form of storage, workshop space and a dedicated fuel store. Further benefits include an air source heat pump and solar panels, together with an ongoing programme of improvements and upgrades, enhancing the property's overall presentation and finish.

Bellingham is known for its friendly, close-knit community and stunning countryside surroundings. Situated on the edge of the Northumberland National Park, the village is perfect for lovers of the outdoors, with easy access to walking and cycling routes, a golf course, and the region's renowned dark skies, making it ideal for stargazing enthusiasts.

Bellingham offers excellent local amenities, including a Co-op supermarket, pharmacy, post office, petrol station, and a selection of independent shops, such as a well-stocked country store. Healthcare needs are well-served by the Bellingham Practice, located in the village.

For families, education is well provided for with Bellingham Primary School and Bellingham Middle School & Sports College, both conveniently situated on Redesmouth Road.

Transport links make Bellingham easily accessible, with regular bus services to Hexham and Newcastle, ensuring connection to a wider range of shops, services, and transport hubs. The nearby market town of Hexham offers further amenities, including supermarkets, restaurants, leisure facilities, and a railway station connecting to rail networks.

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This impressive period residence offers substantial and highly versatile accommodation arranged over three floors, incorporating five bedrooms, a self-contained annexe and a wealth of characterful features throughout.

The property is approached via a welcoming entrance hallway, leading through to a generously proportioned kitchen with cloakroom and downstairs W/C. Refurbished to a particularly high standard, the kitchen benefits from newly installed appliances and provides a stylish yet practical space, ideally suited to modern family living.

The ground floor offers an excellent selection of reception accommodation, providing flexibility for both everyday living and entertaining. The principal reception room is particularly generous in its proportions with, while a further spacious sitting room enjoys an attractive fireplace and elegant south facing bay window, retaining much of the property's period charm.

To the rear, a superb garden room creates a wonderful additional living space, with its impressive glazed ceiling allowing natural light to flood the room. Accessed from both sides, this versatile area provides an ideal setting for dining, relaxing or entertaining, with a lovely connection to the outside.

A particularly noteworthy feature is the self-contained annexe, offering excellent flexibility for a variety of requirements. With its own en-suite facilities, French doors opening to the rear and an impressive vaulted ceiling, this is a beautifully light and spacious area, ideally suited to guest accommodation, dependent relatives or home working.

The first floor provides three well-proportioned bedrooms, including two generous doubles, together with a contemporary shower room and a separate family bathroom.

The second floor offers two further bedrooms, both enhanced by impressive windows which allow an abundance of natural light into the rooms and enjoy delightful outlooks, creating particularly appealing additional accommodation.

Further practical space is provided by a useful store room, while externally the property benefits from a range of traditional outbuildings, incorporating several storage areas and a separate utility room. The generous grounds provide ample off-street parking for multiple vehicles, together with a rear garden offering further outdoor space.

Additional benefits include solar panels and an efficient heating system. The property is also currently undergoing a comprehensive programme of redecoration and improvement, including refreshed interiors and updated flooring, further enhancing the overall presentation.

Combining impressive proportions, an abundance of period character and exceptionally versatile accommodation, this is a substantial and appealing home offering considerable flexibility for modern family living. An internal viewing is strongly recommended to appreciate the accommodation and potential on offer.





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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : E

EPC RATING : C







