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YARROW, HEXHAM, NE48

Offers Over £475,000


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Brunton Residential are thrilled to present this three-bedroom detached country home at Woodside in Yarrow, combining traditional character with a welcoming interior and a beautiful countryside setting. The property offers well-proportioned accommodation, distinctive architectural features and a generous plot, creating an appealing home for those seeking a more rural lifestyle.

The property features two superb reception rooms, alongside a characterful kitchen with a warm biomass range cooker and exposed ceiling beams. A multi-fuel stove creates a focal point in the lounge. All three bedrooms offer spectacular views, with the master bedroom also benefiting from an en-suite shower room. Outside, the mature gardens, with generous lawns and fruit trees, a detached barn, and two acres of woodland leading down to the North Tyne add further appeal and versatility. Included in the sale are approximately 70 yards of single-bank riparian fly-fishing rights on the North Tyne, where salmon, sea trout and brown trout can be caught.

Situated in the beautiful countryside of Northumberland National Park, the hamlet of Yarrow offers a peaceful, rural setting surrounded by open landscapes, woodland and spectacular scenery. Located a short walk from Kielder Water & Forest Park, the area is particularly appealing to those who enjoy walking, cycling, fishing, wildlife and other outdoor pursuits. Yarrow's location within the Dark Sky Park offers the opportunity to enjoy the most amazing night skies.

The villages of Falstone and Stannersburn are within pleasant walking distance of Yarrow, and both offer pubs with restaurants. Falstone also has a tea room, church, village hall and mobile post office. The larger village of Bellingham is only a short drive away, providing a good range of shops and amenities.

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The internal accommodation comprises: An entrance hall with stairs rising to the first-floor and a useful understairs cupboard. To the right is the inviting lounge, featuring a walk-in bay window to the front, allowing natural light to fill the room. A characterful fireplace with a multi-fuel stove creates an attractive focal point, complemented by the warm tones and traditional proportions of the reception space.

To the left of the hallway is the separate dining room which also benefits from a walk-in bay window where views across the fields to the North Tyne River can be enjoyed from the fitted window seat. The dining room provides an excellent setting for family meals and entertaining. The dining room leads through to the kitchen, fitted with a range of contemporary light-coloured cabinetry, solid wood work surfaces and a biomass range cooker. The kitchen retains a charming character with exposed beams adding interest and a distinctive finish. Beyond the kitchen is a useful area incorporating a WC and storage cupboard, leading through to a rear porch with access to the garden.

The first-floor landing is split level and provides access to three bedrooms and the family bathroom. The light and airy master bedroom is situated to the front left with far-reaching views along the North Tyne valley from its dual-aspect windows. This room benefits from an en-suite shower room with WC, washbasin, heated towel rail and power shower. The second bedroom is on the front right with further beautiful views from its large windows. The third bedroom is entered from the rear landing with views towards Kielder Forest from its side window. The addition of a Velux skylight makes this a bright room which could also be used for arts, crafts or home working. The family bathroom is on this landing comprising a bath with over-head power shower, WC, wash basin and heated towel rail. Outside the bathroom is a useful airing cupboard.

Externally the property enjoys a particularly attractive rural setting, with mature gardens and a generous area of woodland and river bank. Gravelled seating areas provide space to relax and enjoy the surrounding countryside while the garden offers an appealing combination of open lawn, more sheltered leafy areas, flower beds and fruit trees and bushes. The 70 yards river bank has single-bank fishing rights. The detached barn with adjoining wood store is a valuable additional space and offers potential for a variety of uses, subject to any necessary consents. There is ample off-road parking on either side of the barn. The property also benefits from Solar PV Panels along with mains electricity to the home.





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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : E

EPC RATING : D



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