



Fair Hill | Haltwhistle | NE49

Offers Over £290,000

RMS | Rook
Matthews
Sayer



3



1



1

Detached Family Home

Off-Street Parking

Three Bedrooms

Village Location

Countryside Views

Utility Room

South-Facing Garden

Solar Panels

For any more information regarding the property please contact us today.



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This three-bedroom detached house is offered for sale in Haltwhistle, providing a well-presented home in good condition with attractive countryside views in both directions, plenty of off-street parking and a south-facing garden.

The ground floor features an open-plan reception room with large windows and a fireplace, creating a comfortable main living area with a pleasant outlook over the garden. The kitchen benefits from natural light, a large built-in pantry cupboard and a useful separate utility room, offering practical storage and workspace.

Upstairs, there are two double bedrooms and one single bedroom, the latter featuring a large built-in cupboard above the stairs to maximize space and organisation. The wet-room style bathroom includes two built-in storage cupboards and an electric fan heater.

Solar panels and an attached single garage with electric door add further appeal and convenience to the property.

The south-facing garden offers an enjoyable outdoor area, complemented by nearby green spaces and walking routes around Haltwhistle and the surrounding Northumberland countryside.

The property is well placed for local amenities in Haltwhistle, including shops, cafés and everyday services within the town. Local schools serve the community, making this house suitable for families as well as a full range of other buyers.

Haltwhistle railway station provides services towards Carlisle and Newcastle, with journey times of around 30–40 minutes to each, offering connections for commuting, shopping and leisure. Local bus routes further enhance accessibility to neighbouring villages and towns.

Overall, this detached three-bedroom house combines practical internal accommodation with useful modern features and access to local amenities, schools, transport links and open countryside.

Please don't hesitate to arrange a viewing as this property won't stay on the market for long.

INTERNAL DIMENSIONS

Lounge / Diner (L-shaped): 22'7 max x 10'1 max (6.88m x 3.07m)

Kitchen: 13'11 max x 9'7 max (4.24m x 2.92m)

Bedroom One: 14'3 max x 12'10 max (4.34m x 3.91m)

Bedroom Two: 14'3 max x 9'7 max (4.34m x 2.92m)

Bedroom Three: 10'10 max x 9'4 max (3.30m x 2.84m)

Bathroom: 10'10 max x 6'3 max (3.30m x 1.91m)

Garage: 18'8 max x 10'0 max (5.69m x 3.05m)

PRIMARY SERVICES SUPPLY

Electricity: Mains / Solar Panels

Water: Mains

Sewerage: Mains

Heating: Mains Gas / Wood Buner

Broadband: Fibre to premise

Mobile Signal Coverage Blackspot: No

Parking: Garage & Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

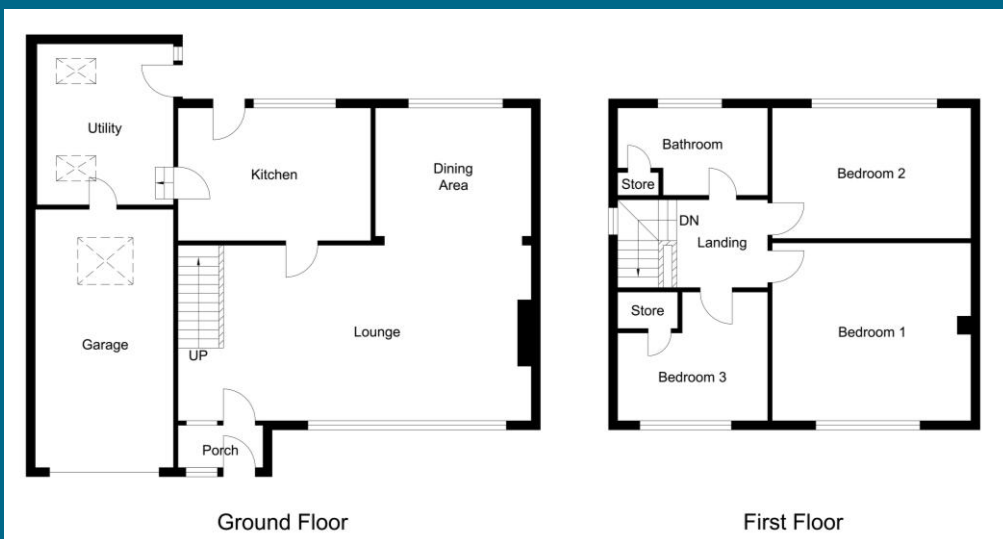
COUNCIL TAX BAND: D

EPC RATING: C

Please note that an AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.