



Heath Hill | Heddon-on-the-Wall | NE15 0DR

£800,000

This immaculate detached four bedroom house is offered for sale in the sought-after village of Heddon-on-the-Wall.

The property provides three reception rooms, cloakroom/W.C, conservatory, modern kitchen, and utility room. The first floor offers four double bedrooms, with three benefiting from en-suite facilities, ideal for those seeking privacy and convenience. Outside, the house features a garden and parking, supporting both family living and day-to-day practicality.

Heddon-on-the-Wall is known for its historic stretch of Hadrian's Wall and access to attractive countryside walks. The village offers local amenities including convenience stores, a primary school, pubs and cafés, with further shopping and leisure facilities available in nearby Ponteland and Newcastle upon Tyne.

Public transport links are available via local bus services connecting Heddon-on-the-Wall to Newcastle City Centre and surrounding areas. Rail services can be accessed from Wylam and Blaydon stations, offering routes into Newcastle in around 15–20 minutes and to other regional destinations. The A69 and A1 provide convenient road connections across Tyneside and beyond, making this location suitable for commuters.

Nearby schools include Heddon-on-the-Wall St Andrew's CE Primary School, with additional primary and secondary options in Ponteland and West Newcastle. The combination of modern accommodation, garden, parking, and village setting with strong transport links makes this detached house a well-situated home for those looking to purchase in the area.

RMS | Rook
Matthews
Sayer



4



3



3

Gorgeous Detached family home**Three reception rooms****Four double bedrooms****Sunroom****Ensuits to three bedrooms****Double garage****Immaculate Breakfasting Kitchen****Popular location****For any more information regarding the property please contact us today****Lobby 7' 8" x 5' 5" (2.34m x 1.65m)**

Double glazed window, tiled flooring, central heating radiator, and door leading to the hall.

Hall

Central heating radiator, under stairs storage and two large storage areas.

Cloakroom/W.C 6' 3" x 4' 4" (1.90m x 1.32m)

Fitted with a low level WC with concealed cistern, vanity wash hand basin, part tiled walls, tiled flooring, and a central heating radiator.

Reception Room One 22' 2" x 12' 7" (6.75m x 3.83m)

Dual aspect double glazed windows, two central heating radiators, feature fire place, and a television point.

Dining Room 15' 7" x 10' 3" (4.75m x 3.12m)

Door to the conservatory and a central heating radiator.

Kitchen and Dining Area 31' 7" Max x 13' 7" Max (9.62m x 4.14m)

Fitted with a range of wall and base units with work surfaces over, 1 ½ bowl stainless steel sink with tap and drainer, integrated appliances including double oven and grill, fridge/freezer and hob, centre island, recessed spotlights, central heating radiator, tiled flooring, two central heating radiators, four double glazed windows and patio doors leading to the rear garden.

Utility Room 9' 8" x 7' 6" (2.94m x 2.28m)

Fitted with a range of wall and base units with work surfaces over, stainless steel sink with mixer tap and drainer, door to the front of the property, tiled flooring, part tiled walls, plumbing for automatic washing machine and dryer.

Reception Room Two 19' 11" x 13' 6" (6.07m x 4.11m)

Three double glazed windows to the side, double glazed door to the garden, television point and a central heating radiator.

Conservatory 13' 7" x 9' 10" (4.14m x 2.99m)

Double glazed window to the side, double glazed skylights and recess spotlighting.

Landing

Boiler storage and a double glazed window.

Bedroom One 21' 0" Including wardrobes plus dressing area x 12' 6" (6.40m x 3.81m)

Three double glazed windows with shutters, two central heating radiators, dresser area and fitted wardrobes.

Ensuite 9' 5" x 6' 9" (2.87m x 2.06m)

Double glazed window, shower, vanity wash hand basin, W.C and a double glazed window to the rear.

Bedroom Two 14' 10" x 12' 8" including wardrobes (4.52m x 3.86m)

Two double glazed windows, two central heating radiators and fitted wardrobes.

Ensuite 7' 4" x 5' 1" (2.23m x 1.55m)

Shower cubicle, vanity wash hand basin, W.C, heated towel rail, and recess spotlighting.

T: 0191 2671031**Branch: westdenton@rmsestateagents.co.uk**



T: 0191 2671031
Branch: westdenton@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer

Bedroom Three 12' 7" x 11' 8" including wardrobes (3.83m x 3.55m)
Double glazed window to the rear, central heating radiator and fitted wardrobes.

Ensuite/Bathroom 11' 6" x 7' 8" (3.50m x 2.34m)
Jack and Jill style, double glazed window, panel bath, shower cubicle, vanity wash hand basin, W.C, fully tiled, chrome heated towel rail and recess spotlighting.

Bedroom Four 12' 7" x 10' 3" (3.83m x 3.12m)
Double glazed window to the front and a central heating radiator.

Externally

Front Garden
Block paved drive leading to the double garage, lawn area.

Rear Garden
Enclosed lawn garden with paved seating area.

Double Garage 17' 10" x 18' 11" (5.43m x 5.76m)
Remote roller doors, power, and lighting.
Roller 1 1/2 years old

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains – Gas
Broadband: Fibre to cabinet
Mobile Signal Coverage Blackspot: No
Parking: Garage and 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.

RESTRICTIONS AND RIGHTS

Public rights of way through the property? Yes, Northern Powergrid have a tether to a pole within the boundary.

ACCESSIBILITY

This property has is wheelchair accessible to the ground floor.

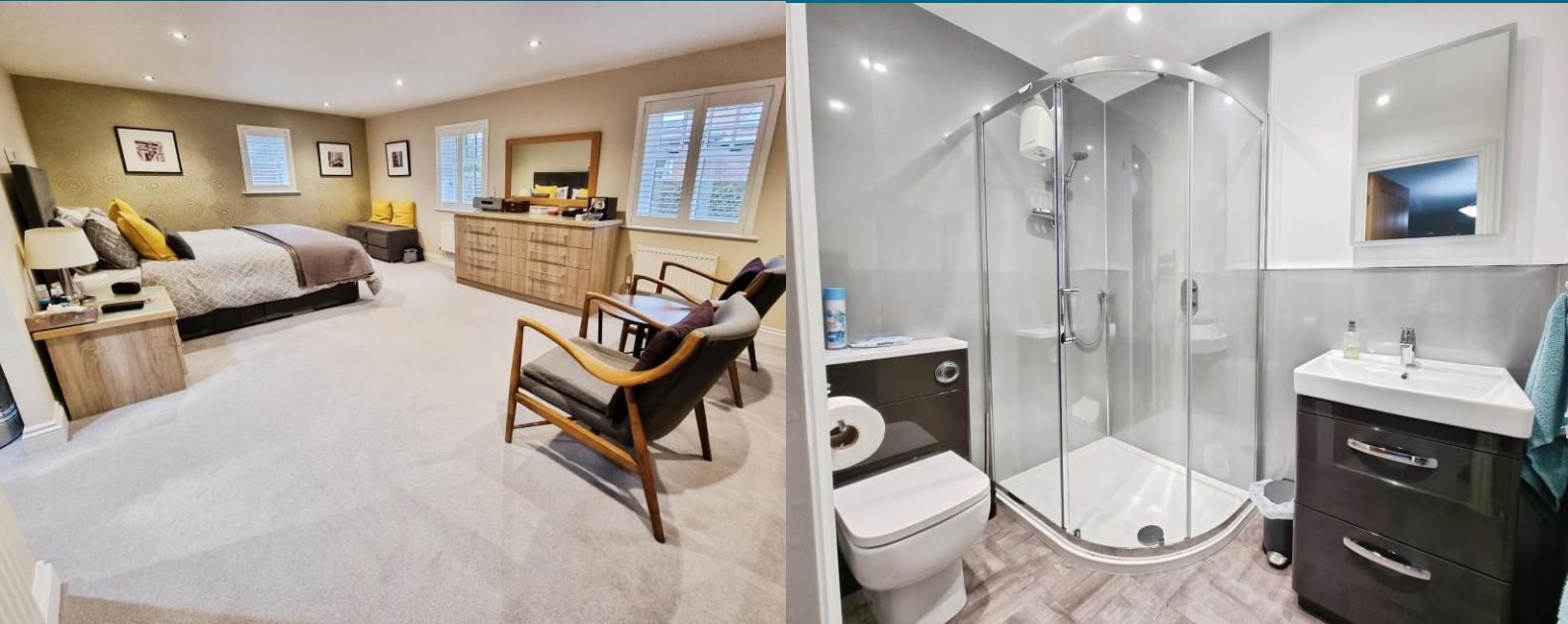
TENURE

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: G

EPC RATING: TBC

WD8541/BW/AF.04.02.2026/V.2





"DoubleClick Insert Picture" EPC RATING

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.