



## **Valley View Splitty Lane, Hexham, NE47 9QY**

**Price Guide £575,000**

Hive Estates presents the last remaining home on Valley View, an exclusive architect designed development offering modern rural living with incredible views out over the Allen Valley. Set within the highly desirable village of Catton, this impressive four-bedroom detached home delivers contemporary design, high-spec finishes, and uninterrupted countryside views. Designed by the award-winning architects Elliot Architects of Hexham, Valley View presents a rare opportunity to secure a lasting, high-quality home.

Carefully considered throughout, the property balances clean design with everyday practicality, enhanced by a refined materials palette of locally sourced random rubble stonework and natural larch timber cladding - a modern edge to its rural setting.

At the heart of the home is a bespoke, hand-crafted shaker-style kitchen in a muted pebble grey, finished with quartz worktops and a full suite of integrated Bosch appliances. Subtle LED lighting and oak-effect Karndean flooring run seamlessly through the kitchen, utility, and hallway, creating a cohesive, contemporary feel. A separate utility room continues the same high-quality finish, with integrated cabinetry, sink unit, and provision for stacked laundry appliances.

To the rear, a standout garden room is designed to maximise light and space, with a vaulted ceiling, XL frameless skylight, and aluminium bi-fold doors opening onto the garden -creating a natural extension of the living space.

Upstairs, four well-proportioned bedrooms offer flexible accommodation for modern lifestyles. Bathrooms and en-suites are finished to an exceptional standard, featuring RAK Ceramics sanitaryware, Grohe brassware, illuminated mirrors, heated towel rails, and sleek, fully tiled finishes throughout.

A bespoke oak staircase adds a strong architectural feature, while underfloor heating across both levels, powered by an energy-efficient air source heat pump, ensures comfort year-round. Full fibre broadband is installed for fast, reliable connectivity.

Externally, landscaped gardens, a paved patio, and a permeable block-paved driveway are framed by natural stone walling, hedgerows, and planting, creating a clean, well-defined setting. An integrated garage with cycle storage and EV charging completes the home.

Set in the heart of the Allen Valley, Catton offers a peaceful rural setting with excellent connectivity. Hexham is just a short drive away, providing a strong mix of independent shops, cafés, restaurants, and well-regarded schools, along with rail links for commuting. Newcastle city centre is also within easy reach, offering access to a wider range of amenities, employment, and transport links, perfectly balancing countryside living with city accessibility.

**Living Room 20'8" x 15'1" (6.30 x 4.62)**

**Kitchen/Dining Room 14'7" x 17'4" (4.47 x 5.30)**

**Utility Room 8'2" x 6'0" (2.51 x 1.83)**

**Study 8'6" x 7'11" (2.60 x 2.43)**

**Bedroom 1 12'9" x 14'9" (3.90 x 4.50)**

**En-Suite 1 7'7" x 6'2" (2.33 x 1.90)**

**Dressing Room 7'6" x 5'3" (2.30 x 1.61)**

**Bedroom 2 12'9" x 11'3" (3.90 x 3.43)**

**En-Suite 2 9'2" x 3'11" (2.80 x 1.20)**

**Bedroom 3 7'6" x 15'1" (2.30 x 4.62)**

**Bedroom 4 9'2" x 10'2" (2.80 x 3.12)**

**Bathroom 7'6" x 10'2" (2.30 x 3.10)**

**WC 5'10" x 4'3" (1.80 x 1.30)**

# Floor Plan

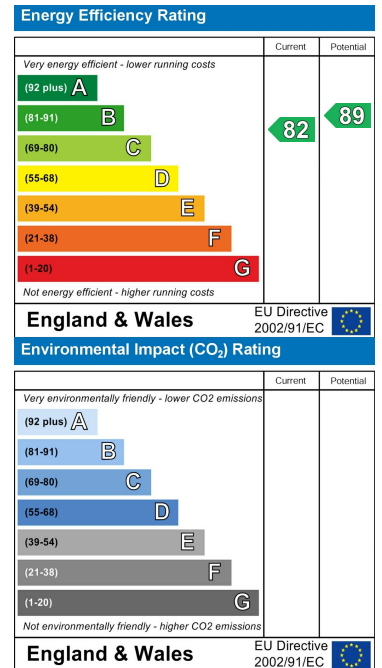


Total area: approx. 200.7 sq. metres (2160.4 sq. feet)

## Area Map



## Energy Efficiency Graph



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