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HALLIWELL DENE COACH HOUSE, HEXHAM, NE46

£675,000

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Set within generous, well-maintained grounds, this charming converted historic stable block and coach house offers a welcoming home with spacious, versatile accommodation.

The ground floor features a lounge of ample proportions, a conservatory overlooking the gardens, a snug, a double bedroom with en-suite shower room, together with a utility room and separate WC. Upstairs, there are two further well-proportioned double bedrooms, a spacious family room and a family bathroom. Excellent storage is available throughout the property.

An attached annexe, with its own private entrance, further enhances the accommodation. Currently used as a guest suite, it comprises a vestibule, bedroom and shower room, offering excellent flexibility for visiting family and friends, multi-generational living or a variety of other uses.

The property is surrounded by impressive, extensive lawned gardens with mature trees, established planting and peaceful seating areas, creating a wonderful outdoor space.

The property benefits from an even walk into Hexham's bustling town centre. Hexham is a vibrant and highly sought-after market town, offering a superb range of amenities. From well-known supermarkets and independent retailers to local delicatessens and a popular bimonthly farmers' market, the town caters to a variety of tastes. Residents also enjoy access to excellent professional services, leisure facilities, a cinema and a theatre.

The property is ideally positioned within walking distance of several well-regarded schools, including Hexham East, Sele First School, Hexham Middle School and Queen Elizabeth High School.

The property enjoys excellent transport connections, with regular rail services to Newcastle, Carlisle and the wider Tyne Valley, together with easy access to the A69 for travel across the region. A bus stop conveniently located near the entrance to the property further enhances accessibility.



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The kitchen is generously proportioned and well appointed, featuring a range of bespoke cabinetry, space for a range cooker, dishwasher and freestanding fridge, with French doors opening onto the patio.

The spacious lounge is filled with natural light thanks to its triple-aspect windows and doors. A charming fireplace provides the potential for an open fire, utilising the existing flue. The lounge flows seamlessly into a large conservatory, which enjoys pleasant views over the garden and offers direct access outside.

A versatile snug provides additional living space and could easily be used as a family room, home office or an additional bedroom, depending on your needs.

The ground floor also benefits from a generous principal bedroom with built-in storage and an en-suite bathroom, comprising a bath with handheld shower, shower cubicle, wall-hung wash hand basin and low-level WC.

Completing the ground floor is a practical utility room with space for appliances, a stainless steel sink with drainer and mixer tap, built-in storage cupboards and a separate cloakroom with WC. The rear garden can be accessed through the back door of the utility room.

On the first floor there is a spacious double bedroom with built-in storage, together with a substantial reception room featuring Velux windows and fitted cabinetry, offering excellent flexibility as a lounge, games room or additional family area. This room leads through to a further double bedroom, again benefiting from built-in storage. Completing the upstairs accommodation is a family bathroom comprising a bath with overhead shower, pedestal wash hand basin and low-level WC.

Externally, the property also benefits from a self-contained one-bedroom annexe, comprising a comfortable double bedroom served by an en-suite shower room, making it ideal for guests, extended family or potential ancillary accommodation.

Set within a generous plot, the property is accessed via a secure gated entrance and enjoys ample off-road parking on a large gravel driveway, together with two carports and a log storage area. The attractive gardens feature a variety of flowering shrubs, herbaceous perennials, mature trees, a summerhouse and two useful storage sheds, creating a private and well-established outdoor setting.



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : F

EPC RATING : C

