



The Coach House, Kitty Frisk, NE46

Offers in the Region: £495,000

An exceptional opportunity to purchase The Coach House; a hidden retreat consisting of three bedrooms and three bathrooms in the incredibly sought-after Kitty Frisk enclave of Hexham. The property benefits from an open-plan style yet flooded with character and charm. The external consists of a considerable plot in the form of a woodland garden, as well as off-street parking with garage.

Kitty Frisk is a quietly tucked-away residential area on the western fringe of Hexham, sitting close to Corbridge Road and within easy reach of the town centre. Its position offers a peaceful, semi-rural feel while keeping Hexham's amenities conveniently accessible.



Entrance Hall - 2.16 x 1.51 (7'1" x 4'11")

The front uPVC external door with privacy glazing opens up into the initial entrance hall, with a single central heating radiator and vinyl flooring, providing access to the downstairs bathroom, garage, and living room.



Living Room - 6.2m x 5.89m (20'4" x 19'4")

A spacious, characterful sitting room anchored by a central fireplace and exposed, painted timber beams. Large double-glazed windows flood the room with light; painted walls and ceiling, fitted carpet and radiators provide comfort. The room flows directly to the kitchen, a ground-floor bedroom and the rear garden, and houses the staircase to the first floor. The kitchen is separated by an original stable door, preserving period charm while maintaining an open social plan.



Kitchen - 1.78m x 4.72m (5'10" x 15'6")

A quaint, characterful kitchen fitted with wood-effect units and practical finishes. Integrated appliances include an oven and gas hob with extractor, together with a built-in fridge. A ceramic sink and vinyl flooring make the space low-maintenance and usable as part of the ground-floor living hub.

Downstairs Bedroom Three - 3.4m x 3.84m (11'2" x 12'7")

The downstairs bedroom faces the front aspect of the property, featuring fitted wardrobes, double glazing, central heating radiator, and carpet flooring.

Landing

The landing, which is accessed via the staircase in the living room, features a Velux window, carpet flooring, and provides access to:

Bedroom One - 4.39m x 2.82m (14'5" x 9'3")

A double bedroom retaining traditional wooden beams, with fitted wardrobe, painted finishes, carpet flooring and central heating radiator.



Bedroom Two - 3.43m x 2.01m (11'3" x 6'7")

The remaining first floor bedroom features traditional wooden beams, painted finishes, carpet flooring and central heating radiator.



Bathroom - 2.18m x 1.6m (7'2" x 5'3")

The family bathroom has half-tiled walls, a low-level WC, hand wash basin, bathtub and a double central heating radiator, with carpet flooring.

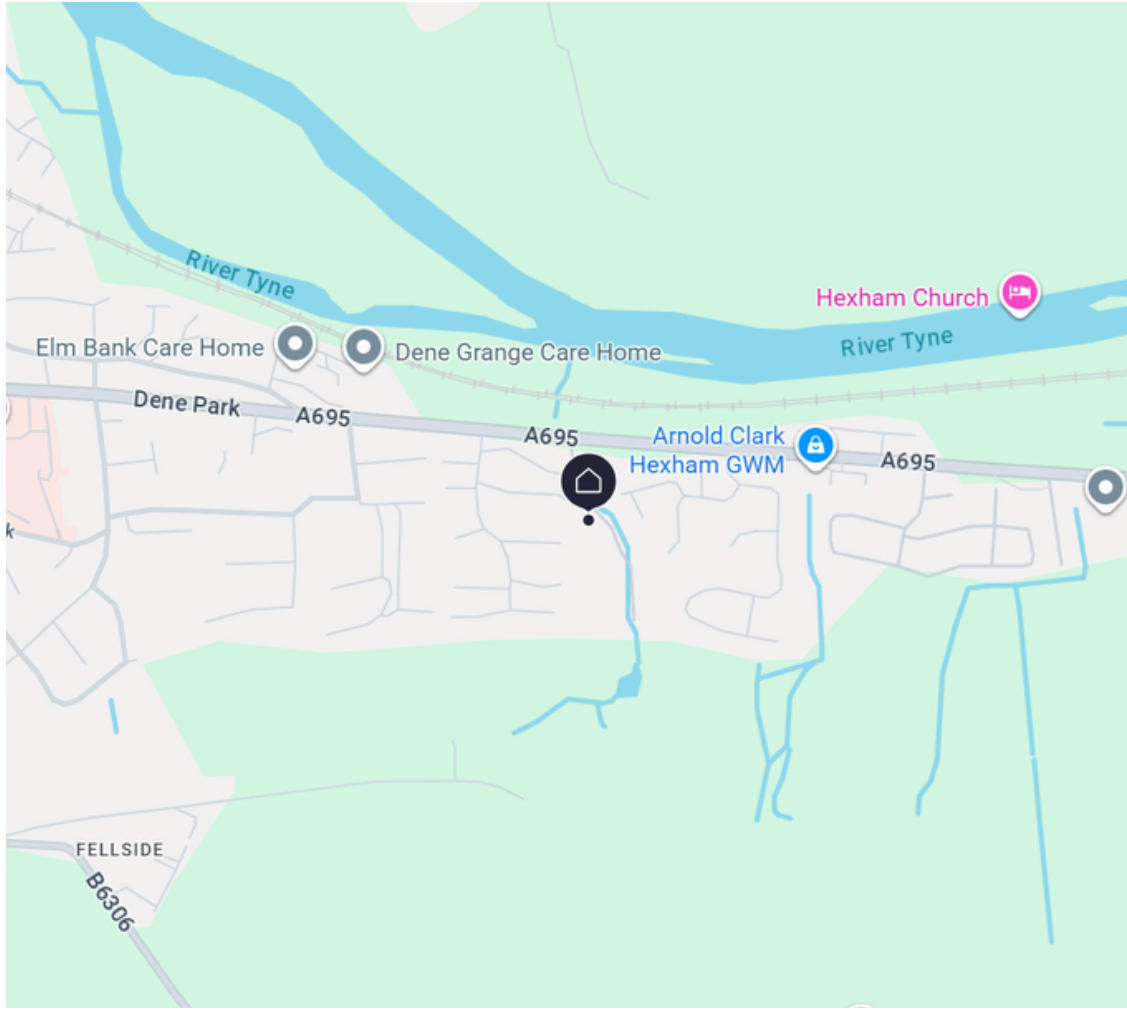
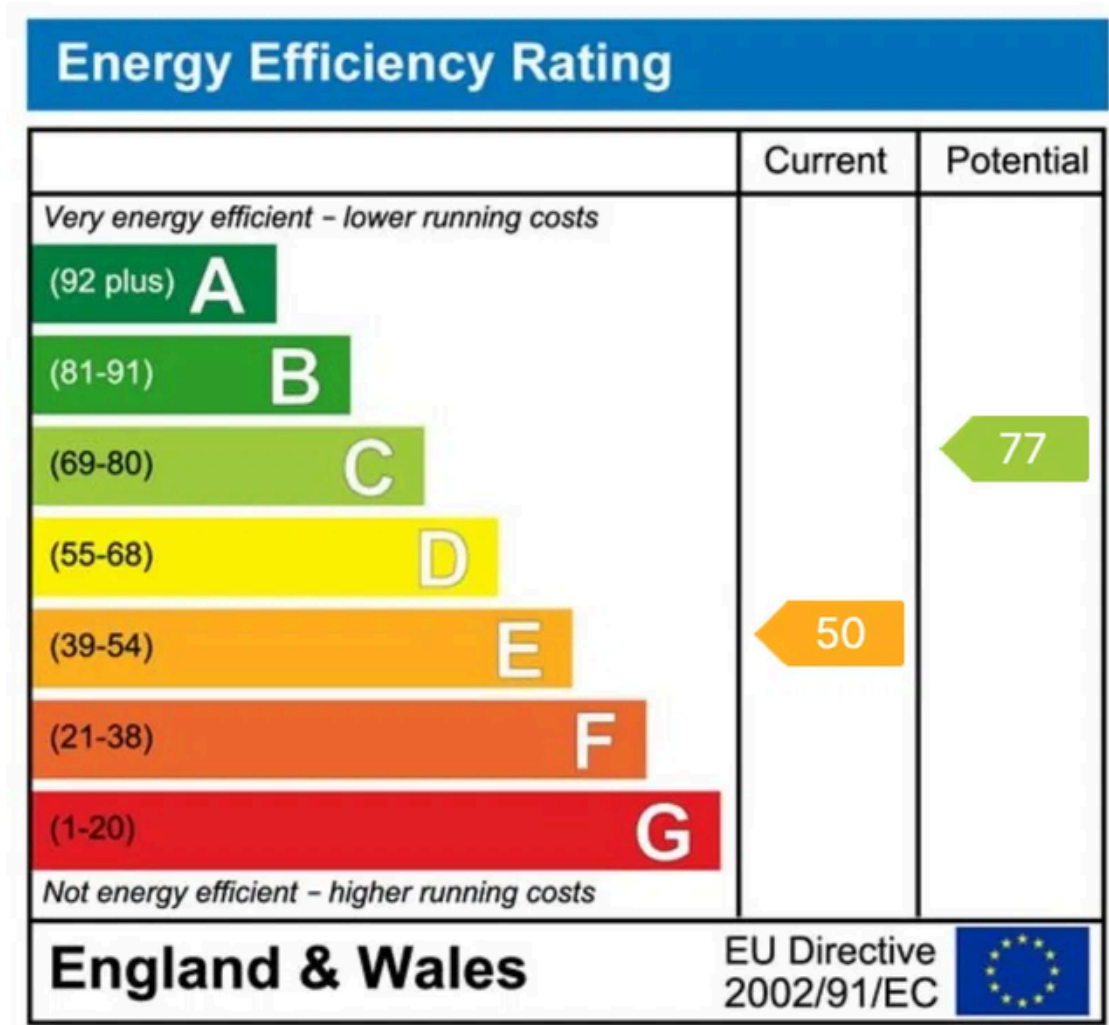


External

The property benefits from a private drive leading up to the driveway of The Coach House for off-street parking, a garage which measures 4.88m x 2.44m, and an expansive woodland garden surrounding the property - please note the Title Plan included for the boundary.

Services

We have been advised the property has mains electricity, gas central heating, mains water and mains drainage.



Material Information

Prospective buyers should review the following details before making any purchase decisions. Broadband speed for the area can be determined by entering the postcode into the Broadband Speed Checker (“UK’s No. 1 Broadband Speed Test”). Mobile network coverage can be verified through the Ofcom website. These particulars are intended to offer a fair representation of the property; however, accuracy cannot be guaranteed, and they do not constitute a contractual offer. Buyers should conduct their own inspection of the property. None of the listed appliances or services have been tested by us, and we advise purchasers to seek a qualified professional to assess them before making any legal commitments.

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