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LEAZES LANE, HEXHAM, NE46

Offers Over £900,000


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Brunton Residential are thrilled to present The Reins, located on Leazes Lane, Hexham. The Reins is a superb, extended detached family home situated in the desirable West End of this vibrant market town.

Perfectly positioned at the top of Leazes Lane, one of Hexham's most sought-after residential locations, this impressive home offers nearly 4,000 square feet of living space. It provides convenient access to local amenities and highly regarded schools, while also enjoying immediate proximity to the stunning Northumberland countryside, making it ideal for those who value both convenience and outdoor living.

Homes of this size and character rarely come to market, an early viewing is highly recommended.

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Access to the property is available via a traditional front porch or a convenient rear entrance. The rear entrance opens into a spacious utility room, complete with a built-in cloak cupboard. From here, you enter a generously extended kitchen-dining area featuring a modern Shaker-style fitted kitchen. Highlights include a Belfast sink, tiled splashbacks, a central island, and integrated appliances such as an extractor fan and dishwasher. There is ample room for a large double fridge, as well as space for both a dining table and comfortable seating, creating a versatile and sociable living space.

Adjacent to the kitchen is a wide hallway with stairs leading to the first floor. The hallway also provides access to a downstairs WC and the formal entrance.

The ground floor also boasts an impressive lounge, characterised by elegant archways and large windows that run the length of the room, filling the space with natural light. There is also a wood-burning stove. From the lounge, you can access another reception room via French doors—currently used as a home office, but equally suitable as a second reception room.

Upstairs, you'll find five well-proportioned double bedrooms. The principal bedroom benefits from a stylish en suite featuring a large walk-in shower, while the remaining bedrooms are served by a modern family bathroom with a shower over the bath.

Externally, the front of the property offers a small gravelled area and parking for two vehicles. To the rear is a substantial lawned garden with a newly laid patio, providing stunning views over the Tyne Valley.

One of the property's standout features is the former coach house, which offers excellent potential for conversion into a two-bedroom dwelling. This would be perfect for holiday lets, multi-generational living, or as an additional income stream. Several outbuildings are also included, with further scope to create additional parking if required.





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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : G

EPC RATING :







