Leafields

Ordley, Hexham

Leafields, Ordley, Hexham, NE46 1SX

Leafields is an exceptionally unique and impressive Scandinavian style timber framed detached five bedroom home, faced in Ladycross stone, imported from Austria and believed to be one of the earliest Huf Haus type properties of its kind in the area, originally constructed in the early 1980's.

Having been in the family for many generations, the property offers a truly distinctive combination of architectural design, energy efficiency and a spectacular rural setting, positioned approximately three miles from Hexham. The property has been extensively insulated throughout and benefits from an impressive array of energy efficient features, including solar panels with ongoing feed in tariff, triple glazing and a biomass boiler, which is serviced annually. The specialist doors and glazing have also been designed with energy efficiency in mind, with the doors lifting before pulling and winding down to create an exceptionally tight seal and minimise draughts. The property has also been extended over the garage, further enhancing the already generous accommodation.

Ordley is around 3 miles southwest of Hexham in the heart of the Hexhamshire. It offers a peaceful setting with beautiful walking routes through nearby woodland and along the Devil's Water, while the wider area provides easy access to Hexham's excellent amenities, including supermarkets, independent shops, cafés, restaurants, schools, healthcare services and leisure facilities.

Upon arrival, a long private driveway leads up to Leafields, providing substantial parking for multiple vehicles and excellent flexibility for those requiring space for cars, guests or additional vehicles. There is also a garage with a newly fitted electric roller door, together with a separate pedestrian access door. Upon entering the property, the spacious entrance hallway immediately provides a wonderful sense of the scale and individuality of the home. The kitchen is particularly impressive, with bi-folding doors and extensive glazing framing phenomenal views across the surrounding land. The kitchen is fitted with a range of cabinetry, including a useful pantry base cabinet, dishwasher and Range Master, together with a further door leading into a dedicated pantry area.

Continuing through the hallway is the impressive living room, which benefits from another of the property's specialist doors leading directly into the lawned section of the substantial garden. The room enjoys dualaspect views across the surrounding land, creating a wonderful connection between the interior and the exceptional rural setting. There is also a recently fitted five kilowatt multi fuel burner with a stone hearth, providing an attractive focal point and a cosy element to this otherwise contemporary space

The ground floor also benefits from a dedicated office, fitted with modern wardrobes and three large windows which once again make the most of the spectacular views. This is currently an excellent home working space but could also provide flexibility as an additional bedroom, subject to a purchaser's requirements. There is a further double bedroom on the ground floor, which is served by a separate shower room comprising shower, WC and wash hand basin, making this particularly useful for guests or multigenerational living.

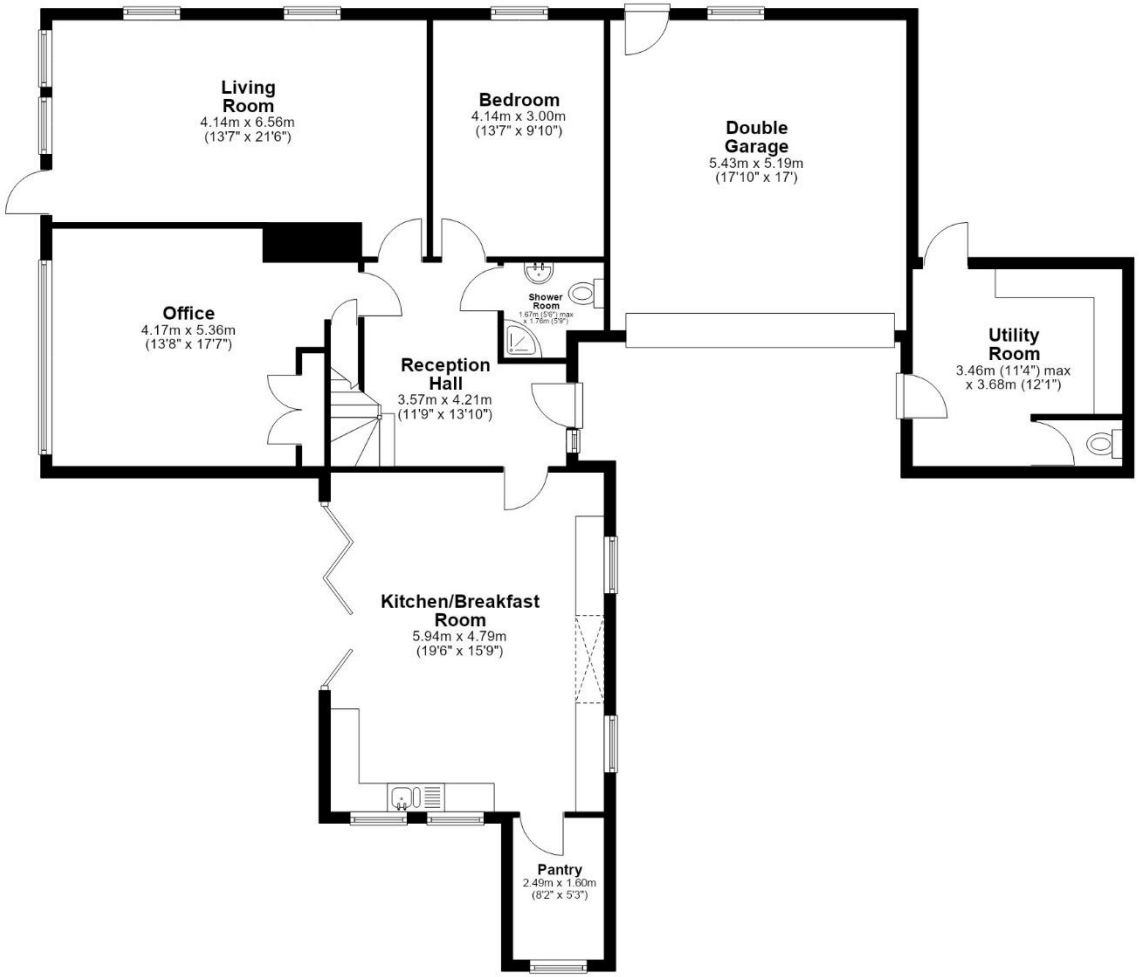
The staircase leads to the first floor and the principal bedroom suite, which is an exceptional space within the home. Sliding doors open directly onto a private balcony area, providing the perfect place from which to enjoy the surrounding views. The bedroom also benefits from extensive sliding wardrobes and a well appointed ensuite shower room, which is tiled and boarded and comprises shower, WC and wash hand basin. A narrower corridor leads to a further double bedroom, enjoying views over the driveway, built in storage and a Velux window. The third bedroom is also a good sized double and benefits from a Velux window, while the fourth bedroom is particularly spacious and features sliding double doors opening onto the terrace area. This bedroom is complemented by a Jack & Jill style four piece ensuite bathroom and enjoys incredible far reaching views towards Newton and Hexham. There is also a boarded loft space and built in sliding wardrobes, providing excellent additional storage.

Externally, the expansive grounds further enhance what is already a remarkable property with a large south facing lawn, patio area and well established planted areas around the whole property. There is an impressive outhouse, constructed in 2021, which offers excellent potential as a home office, studio or additional ancillary space. There is also a greenhouse with electricity and radiator installed, together with a large tiled useful utility building incorporating a WC, washing machines and dryer.

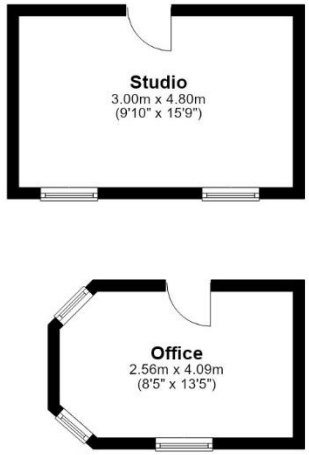
Services: Mains electric & water | Biomass boiler | Private drainage | Tenure: Freehold | Council Tax: Band G | Energy Performance Certificate: Rating TBC

Price Guide: Offers Over £875,000

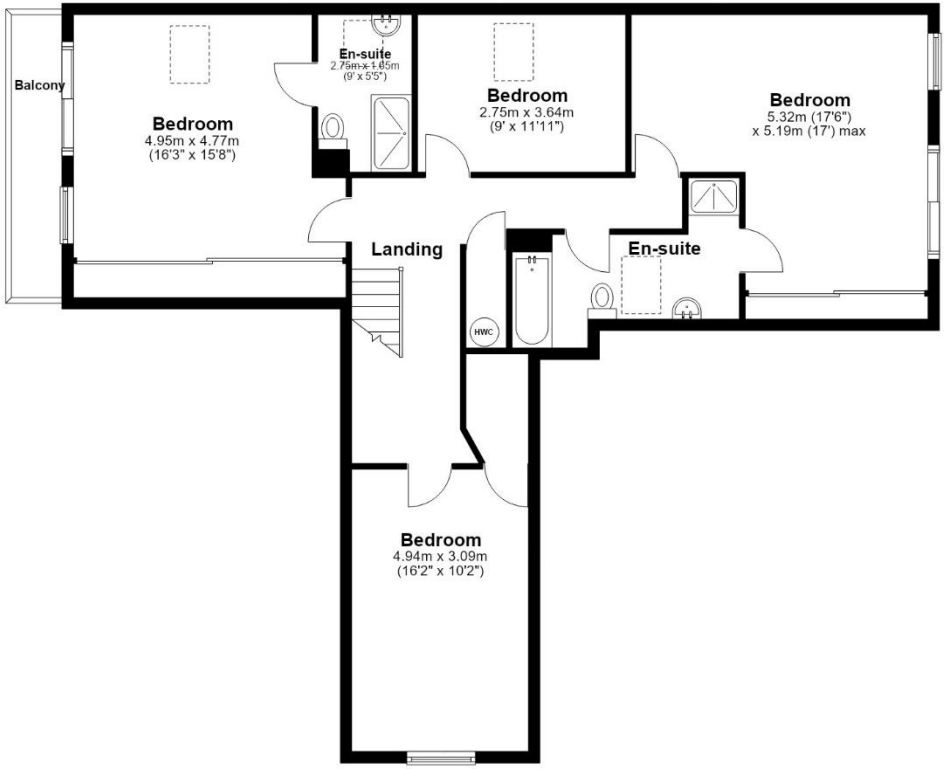
Ground Floor
Approx. 148.4 sq. metres (1597.7 sq. feet)



Outbuildings
Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus outbuildings, approx. 24.5 sq. metres (263.2 sq. feet)



First Floor
Approx. 101.8 sq. metres (1095.5 sq. feet)
(excluding Balcony)



Main area: Approx. 250.2 sq. metres (2693.1 sq. feet)
Plus outbuildings, approx. 24.5 sq. metres (263.2 sq. feet)

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rare!

From Sanderson Young

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