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CAUSEY HILL, HEXHAM, NE46

Offers Over £949,950

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Causey House is an exceptional stone-built Edwardian residence, arranged over three floors and extending to nearly 3,000 sq ft. Set behind private gates in one of Hexham's most desirable areas, this impressive home combines period character with generous, versatile accommodation.

The accommodation is beautifully arranged, including a study, sitting room, superb open-plan kitchen/dining/living space, five bedrooms and three bathrooms. Further benefits include an integral garage and generous driveway. Outside, the property is enveloped by mature, well-established gardens, with extensive areas of lawn complemented by secluded stone-paved seating terraces.

Situated within walking distance of the bustling market town of Hexham, the property is perfectly placed for easy access to an excellent array of amenities. Hexham is known for its vibrant atmosphere, offering everything from supermarkets, independent shops and local delicatessens to a regular farmers' market. Residents also enjoy a range of professional services, leisure facilities, a cinema and a theatre. The historic Abbey lies at the heart of the town, surrounded by a wealth of historic architecture and notable buildings.

The surrounding area is perfect for those who enjoy outdoor pursuits, with scenic walking routes, golf courses, sports clubs and Hexham Racecourse all within easy reach. The nearby village of Corbridge adds to the appeal, offering additional shops, independent boutiques and local artisan stores, while Matten Hall and Close House provide excellent leisure facilities. Hexham's excellent transport links also make it easy to reach Newcastle, with all the cultural, recreational and shopping opportunities the city has to offer.

For families, Hexham boasts a selection of well-regarded schools, including the renowned Sele First School and Queen Elizabeth High School.

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The internal accommodation comprises an entrance vestibule opening into a welcoming central hall. Positioned to one side is a well-appointed study, providing an ideal workspace with dual-aspect windows, engineered oak flooring and a feature fireplace. The elegant sitting room enjoys a wide walk-in bay window overlooking the gardens, decorative ceiling cornicing, bespoke alcove cabinetry and a period fireplace, creating a beautifully proportioned and refined reception space.

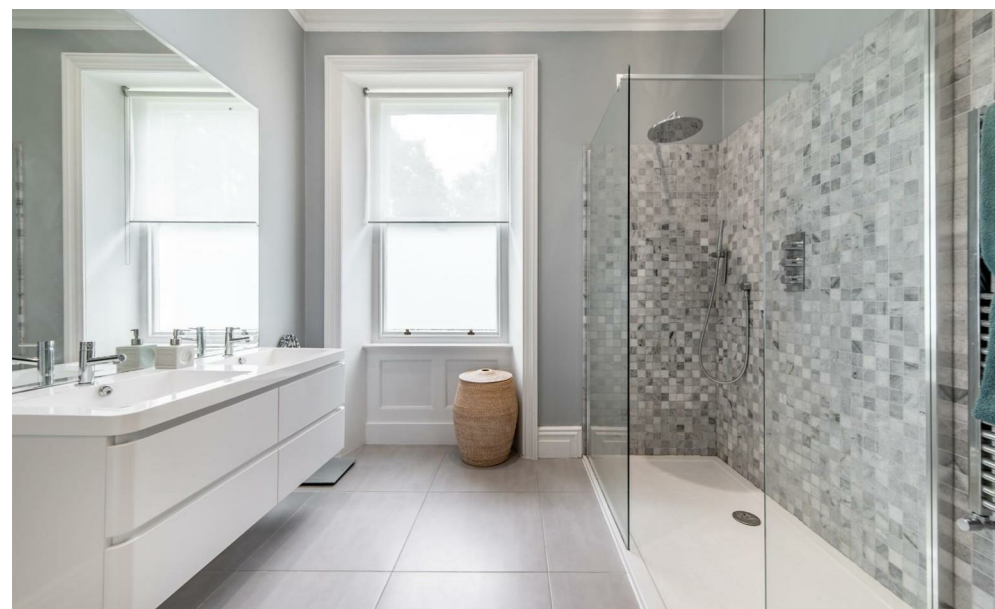
The hallway leads through to an impressive open-plan kitchen, dining and living room, beautifully presented and ideally suited to both everyday family life and entertaining. Engineered oak flooring flows throughout, complemented by two feature fireplaces and French doors opening directly onto the gardens. The contemporary kitchen is fitted with sleek high-gloss cabinetry, quartz work surfaces, integrated AEG double ovens, an induction hob with extractor, a range of integrated appliances, recessed lighting and large porcelain floor tiles. A useful rear lobby provides access to the courtyard and integral garage.

Stairs rise to the first-floor landing, where a striking stained-glass picture window provides an attractive focal point and fills the space with natural light. This floor provides three generous double bedrooms, each retaining a period fireplace, with the principal bedroom enjoying a particularly appealing dual-aspect outlook. The accommodation is served by a stylish shower room, fitted with a walk-in rainfall shower and floating vanity unit. The beautifully appointed family bathroom features a freestanding claw-foot roll-top bath, pedestal washbasin and separate shower, with a separate WC completing the accommodation on this floor.

The second floor provides further versatile accommodation, comprising a spacious study or games room and two additional double bedrooms. One bedroom retains an attractive ornamental cast-iron fireplace, while the other benefits from bespoke fitted wardrobes. These rooms are served by a further family bathroom, fitted with a bath, WC and washbasin.

Approached via a leafy, tree-lined road, timber entrance gates open onto a generous block-paved driveway, providing ample off-street parking and access to the substantial integral garage. The gardens wrap around the south and west elevations of the property, creating a wonderfully private and established setting. Extensive lawns are enclosed by mature hedged boundaries and complemented by two stone-paved seating terraces: one directly accessed from the open-plan kitchen, dining and living space, and a second positioned close to the garage and entrance hall. Together, these spaces provide excellent opportunities for entertaining and enjoying the gardens throughout the day.

The property is filled with an array of beautiful period features throughout, including high ceilings, decorative plasterwork, ornate cornicing, cast-iron and ornamental fireplaces, and large windows which flood the accommodation with an abundance of natural light. These original details, combined with the generous proportions and thoughtfully updated interiors, create a home that seamlessly blends period elegance with modern family living.



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : F

EPC RATING : D

