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HENCOTES, HEXHAM, NE46

Offers Over £425,000

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Brunton residential are thrilled to present this excellent four-bedroom terraced home located on Hencotes in Hexham, offering spacious accommodation and a superb blend of character features and modern living. This attractive property benefits from generous proportions, traditional detailing and an exceptional rear garden.

The accommodation comprises an entrance vestibule leading to a hallway, a large bay-fronted living room with an open fire, and a generous open-plan kitchen/dining space with a solid fuel stove, Belfast sink and pantry. This area leads through to a shower room and utility room. Upstairs, there are three well-proportioned double bedrooms and a family bathroom, while the second floor hosts a spacious fourth bedroom with extensive fitted storage and Velux windows. Externally, the property benefits from a large rear garden with multiple seating areas and direct access onto The Sele, along with on-street permit parking.

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 Sele First School, Hexham Middle School, and Queen Elizabeth High School. Excellent transport links further enhance the appeal, with regular rail services connecting to Newcastle, Carlisle, and the wider Tyne Valley, as well as easy access to the A69 for convenient travel across the region.

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The accommodation begins with an entrance vestibule leading into a welcoming hallway. To the left is a spacious living room, enhanced by a charming bay window and a cast iron open fireplace with a wooden surround, creating a warm and inviting atmosphere.

To the rear of the property is a generous open-plan kitchen and dining area. This space features a built-in solid fuel stove, a Belfast sink, and integrated appliances including an oven, hob, extractor fan, microwave, and dishwasher. A range of modern base and wall units is complemented by bespoke built-in cabinetry within the alcove. The kitchen also benefits from a useful pantry, providing space for a fridge, freezer, and additional appliance storage.

Beyond the kitchen is a stylish downstairs shower room, fitted with a large walk-in shower with waterfall head, pedestal sink, and WC. This leads through to a highly practical utility room, offering space for laundry appliances, additional countertop workspace, a stainless steel sink, and an external door to the rear. The staircase also incorporates built-in storage and provides further access to the rear garden via an additional external door.

On the first floor, there are three well-proportioned double bedrooms, along with a family bathroom featuring a large bath with shower attachment, WC, and a wash hand basin with storage beneath. The bathroom is finished with partially tiled ceramic walls.

The second floor hosts a spacious fourth double bedroom, complete with exposed beams, extensive fitted storage, including a dedicated work-from-home cupboard, and Velux windows that allow for plenty of natural light.

Externally, the property benefits from eligibility for two on-street parking permits and boasts a rare, exceptionally large rear garden. The garden is mainly laid to lawn, with well-stocked borders, hedged boundaries, and a gravelled, thoughtfully landscaped seating area. Additional features include multiple storage sheds and a summer house. A rear gate provides direct access onto The Sele, a particularly valuable and unique feature.



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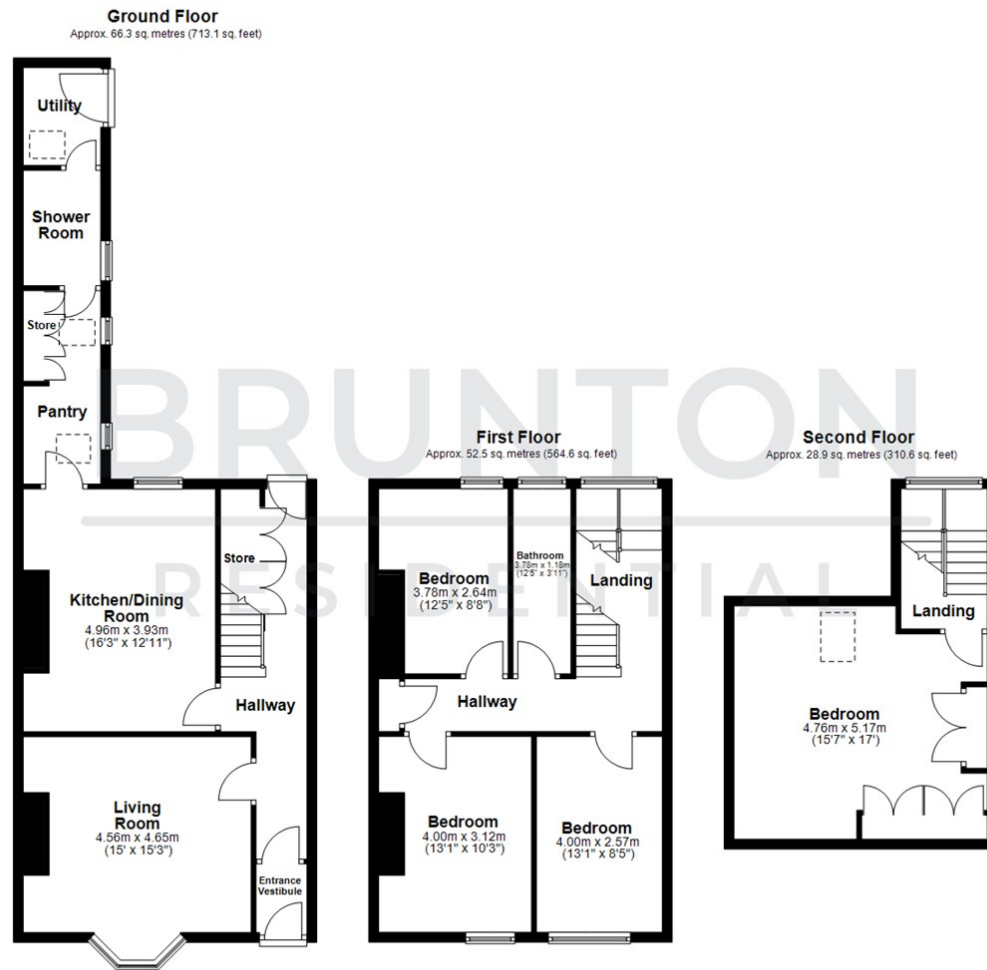
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING : D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	