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TRAJAN WALK, HEDDON-ON-THE-WALL, NEWCASTLE UPON TYNE, NE15

Offers Over £525,000

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Substantial detached residence offering an exceptional combination of spacious family accommodation and a beautifully appointed self-contained annex, making it an ideal choice for multi-generational living, guest accommodation or those seeking additional flexibility. Set within generous mature gardens, the property provides a rare opportunity to enjoy versatile living in a highly desirable village setting.

The well-designed layout offers an excellent balance of open-plan and private living spaces, with a bright kitchen/breakfast room flowing into a spacious lounge and dining area that opens directly onto the gardens. Multiple ground-floor bedrooms, a first-floor guest bedroom and a superb detached annex with its own living accommodation provide outstanding flexibility to suit a variety of lifestyles and family requirements.

Situated on Trajan Walk in the sought-after village of Heddon-on-the-Wall, the property enjoys easy access to a range of local amenities, highly regarded schools and excellent transport links via the A69 into Newcastle city centre and the wider region. Surrounded by beautiful Northumberland countryside and close to Hadrian's Wall, the village offers an enviable balance of rural charm and everyday convenience.

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The internal accommodation briefly comprises a welcoming entrance hall with a convenient shower room positioned to the left and a useful storage cupboard at the end of the hallway. To the rear, a door opens into a well-appointed kitchen/breakfast room, fitted with a contemporary range of wall and base units, complementary work surfaces, a stainless steel sink with mixer tap, integrated appliances and additional space for freestanding appliances. Dual-aspect windows flood the room with natural light, while there is ample space for a breakfast table, creating an ideal hub for everyday family life. Leading from the kitchen is a practical utility room, offering further worktop space, additional room for appliances and an external door providing access to the rear garden.

The kitchen flows seamlessly into a spacious lounge/dining room, a bright and inviting reception space featuring both French doors and sliding patio doors opening directly onto the rear garden. A charming brick-built fireplace with a multi-fuel stove and substantial wooden mantel provides an attractive focal point to the room. Off the lounge is a generous double bedroom with built-in wardrobes, direct access to the garden and an en-suite WC. A separate inner hallway leads to four further well-proportioned bedrooms, all served by a well-appointed family bathroom with a shower. Additional built-in storage cupboards are also located within the hallway.

Stairs rise from the hallway to the first-floor landing, where a further generous double bedroom with built-in wardrobes completes the accommodation within the main residence.

Positioned separately from the main house is an impressive self-contained annex, offering exceptional versatility for multi-generational living, guest accommodation or holiday letting potential. The annex is entered via its own entrance hall with useful under-stair storage, leading through to a spacious lounge/dining room with bi-fold doors opening onto the gardens. The ground floor also benefits from a well-equipped kitchen fitted with a modern range of wall and base units and integrated appliances.

From the kitchen, stairs rise to the first-floor landing, where there are two generous double bedrooms and a contemporary family bathroom. Both bedrooms and the bathroom benefit from Velux windows, allowing an abundance of natural light to fill the accommodation.

Externally, the property enjoys extensive, beautifully maintained gardens, predominantly laid to lawn and complemented by mature trees, established shrubbery and paved patio seating areas, creating an idyllic setting for outdoor entertaining and family life. A newly laid driveway provides generous off-street parking for up to five vehicles.



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : E

EPC RATING : C

