



23 BISHOPS HILL, ACOMB  
HEXHAM, NE46 4NH



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Offered for sale with no onward chain, this exceptional four-bedroom detached residence is located within a highly sought-after development in the desirable village of Acomb. Positioned within a quiet private cul-de-sac, the property is presented in immaculate condition throughout and benefits from a double garage and beautifully maintained low-maintenance gardens.

- Detached family home
- Four bedrooms
- Far-reaching countryside views
- Modern kitchen and bathrooms
- Double garage and driveway
- No onward chain
- EPC rating C

**GUIDE PRICE £515,000**

### GET IN TOUCH

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## DESCRIPTION

Upon entering, a bright and welcoming entrance hall with solid flooring provides access to a convenient cloakroom/WC with wash hand basin and leads into the spacious lounge. The lounge enjoys a window to the front elevation and features an elegant fireplace with marble inset and hearth, while patio doors open to the rear garden, allowing for plenty of natural light and pleasant views.

The breakfasting kitchen overlooks the rear garden and surrounding views and is fitted with a comprehensive range of high-quality wall and base units with contrasting work surfaces and ceramic tiled splashbacks. Additional features include a stainless-steel sink with mixer tap, integrated fridge, plumbing for a dishwasher, gas hob with extractor hood, and an eye-level oven and microwave. Solid wood flooring completes the space.

Leading from the kitchen is a versatile office area, ideal for those working from home, along with a cosy snug/family room and a bright conservatory with attractive tiled flooring that enjoys delightful views across the garden and beyond. A practical utility room provides additional storage with wall and base units, stainless-steel sink, space for a fridge freezer, a wall-mounted gas boiler, and internal access to the double garage.

To the first floor, a spacious landing with a linen cupboard leads to four well-proportioned double bedrooms and the family bathroom. The principal bedroom is positioned to the front elevation and benefits from fitted wardrobes and a contemporary en-suite shower room complete with a steam/massage shower, low-level WC, wash hand basin, and chrome wall-mounted towel rail. A further double bedroom with fitted wardrobes is also located to the front, while two additional double bedrooms to the rear enjoy impressive views across the valley. The family bathroom is finished to a high standard and features a hydro-massage shower bath, double wash hand basins, low-level WC, and chrome wall-mounted towel rail.

Externally, the front garden has been attractively landscaped with artificial lawn and well-planted borders, alongside a block-paved driveway providing ample parking and leading to the double garage, which also includes an electric vehicle charging point. Side access leads to the rear garden, where a pleasant patio area provides an ideal





space for outdoor entertaining while enjoying the superb views. The garden itself has been designed for ease of maintenance, featuring gravelled areas and planted borders.

This impressive home offers generous living space, high-quality finishes, and a prime village location, making it an ideal choice for families or those seeking a peaceful yet well-connected setting.

#### **LOCATION**

Located just north of Hexham, the village of Acomb, Northumberland is a charming rural community set within the picturesque Tyne Valley countryside. The village enjoys a peaceful setting while remaining conveniently close to the amenities, shops, and restaurants of Hexham.

Acomb offers a traditional village atmosphere with a strong sense of community and a range of local facilities including a village school, post office, pubs, and community hall. The village is surrounded by open countryside, with excellent walking and cycling routes nearby, and lies close to the iconic Hadrian's Wall, providing easy access to historic landmarks and scenic landscapes.

For commuters, Acomb benefits from good road links via the A69 road connecting Newcastle and Carlisle, while Hexham railway station offers regular services across the region. Combining rural tranquility with convenient transport links and local amenities, Acomb is a highly desirable location for those seeking village living in the heart of Northumberland.

#### **Services**

Mains electricity, gas, water and drainage are connected. Gas central heating to radiators, also supplying the domestic hot water.

#### **Charges**

Northumberland County Council tax band G.

#### **Wayleaves, easements and rights of way**

The property is sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.



**Ground Floor**  
Approx. 106.2 sq. metres (1142.7 sq. feet)



**First Floor**  
Approx. 54.6 sq. metres (587.2 sq. feet)



Total area: approx. 160.7 sq. metres (1729.9 sq. feet)  
23 Bishops Hill, -

[www.youngsrps.com](http://www.youngsrps.com)  
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