



TOWNHEAD HOUSE, WEST WOODBURN, HEXHAM,  
NORTHUMBERLAND, NE48 2SB



# TOWNHEAD HOUSE, WEST WOODBURN

Hexham, Northumberland, NE48 2SB

This impressive and exceptionally versatile traditional stone-built farmhouse offers generous and well-appointed living accommodation, set within a picturesque landscape and surrounded by beautiful rolling countryside.

- No onward chain
- Traditional, stone built farmhouse
- Spacious and versatile accommodation
- Three bedrooms
- Additional attached, two storey building
- Double cart shed and outbuildings
- South facing garden
- EPC rating E

**ASKING PRICE £650,000**

## GET IN TOUCH

youngsrps, Myenza Building, Priestpopple, Hexham, NE46 1PS

01434 608980

hexham@youngsrps.com





## Description

The property is approached by a private road across a grassy triangle which provides additional outside space and parking. A private drive offers gated access to the rear of the property providing parking for several vehicles and a raised seating area.

A welcoming porch to the rear of the property leads into a spacious kitchen and dining area, ideal for both everyday living and entertaining. The kitchen, enhanced by a charming beamed ceiling, is fitted with traditional painted units complemented by solid beech worktops and an electric AGA. A characterful staircase leads to the first floor landing and beyond the kitchen lies a spacious utility room incorporating a downstairs WC.

The property benefits from a choice of reception rooms, including a comfortable sitting room and a separate family room, allowing for relaxation, formal entertaining or play space as desired.

Leading from the utility room is an adjoined two story, stone building currently incorporating a substantial workshop and store room with a staircase leading to a large, superb, creative space for a home office, play room or as an additional living area.

A staircase accessed through either the front door or the living room leads up to three well-proportioned, double bedrooms arranged off a spacious central landing and served by a family bathroom and separate WC, which creates a practical and family-friendly layout.

Externally the property is equally well equipped, with a stone built double cart shed and a range of useful outbuildings including a wood store and additional storage room. The south-facing, walled front garden has been thoughtfully landscaped and immaculately maintained. A central stone and gravel pathway leads from a charming timber gate to the front door, bordered by neat lawns and well-stocked planted beds. To the side of the property lies an attractive kitchen garden with espaliered and fanned fruit trees, perfect for growing vegetables and seasonal produce. Beyond the enclosed gardens, the property enjoys uninterrupted views over open countryside and rolling fields, delivering a peaceful rural lifestyle in a truly picturesque setting.



### Location

West Woodburn is a peaceful rural village nestled in the scenic heart of Northumberland, surrounded by rolling countryside and easy access to the Northumberland National Park. Offering a tranquil lifestyle with strong community spirit, the village benefits from convenient road links to nearby towns including Hexham and Newcastle, making it ideal for those seeking rural charm without complete isolation. Local amenities and outdoor opportunities abound, with walking, cycling, and exploration of the region's historic landscapes right on the doorstep with a village pub and a shop/post office. West Woodburn provides an excellent balance of countryside living and accessibility, appealing to families, retirees, and professionals alike.

### Services

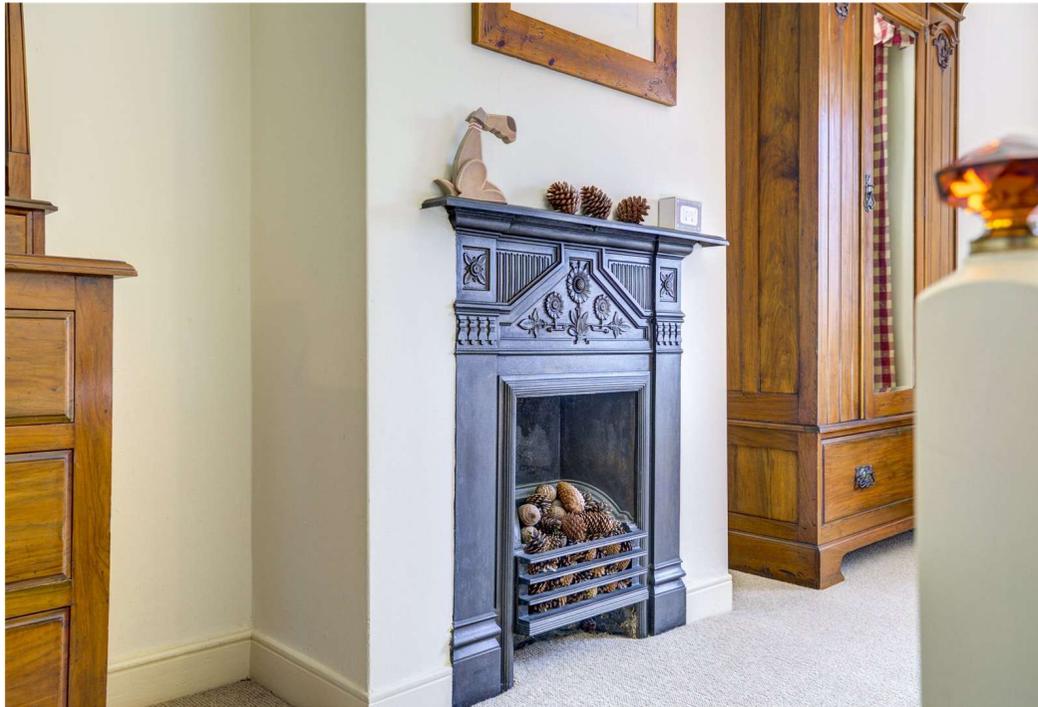
Mains electricity and water are connected. Sewerage and drainage are serviced by a treatment plant. Oil fired central heating and water.

### Charges

Northumberland County Council tax band F.







### **Referrals**

In accordance with the Estate Agents' (Provision of Information) Regulations 1991 and the Consumer Protection from Unfair Trading Regulations 2008, we are obliged to inform you that this Company may offer the following services to sellers and purchasers from which we may earn a related referral fee from on completion, in particular the referral of: Mortgages and related products our commission from a broker would be £100.00 incl VAT for Mortgages and £50 inc VAT for Insurances, however this amount can be proportionally clawed back by the lender should the mortgage and/or related product(s) be cancelled early.

### **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.

### **Viewings**

Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham.

### **Free market appraisal**

We would be pleased to provide professional, unbiased advice on the current value and marketing of your existing home.



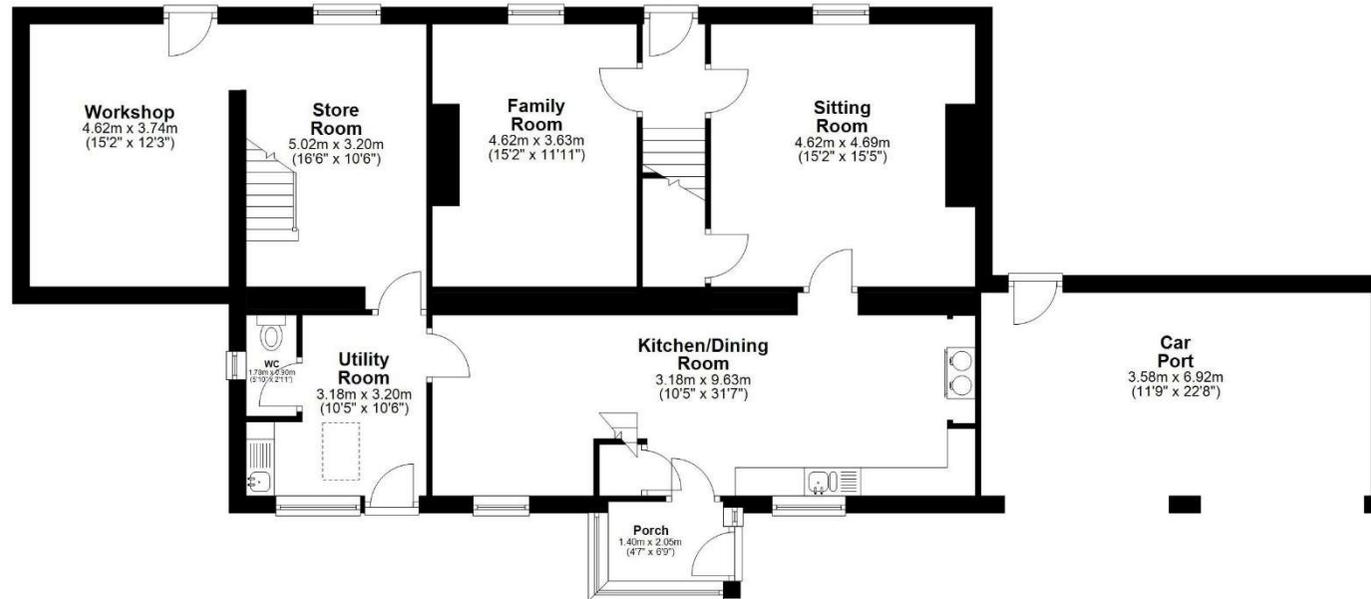






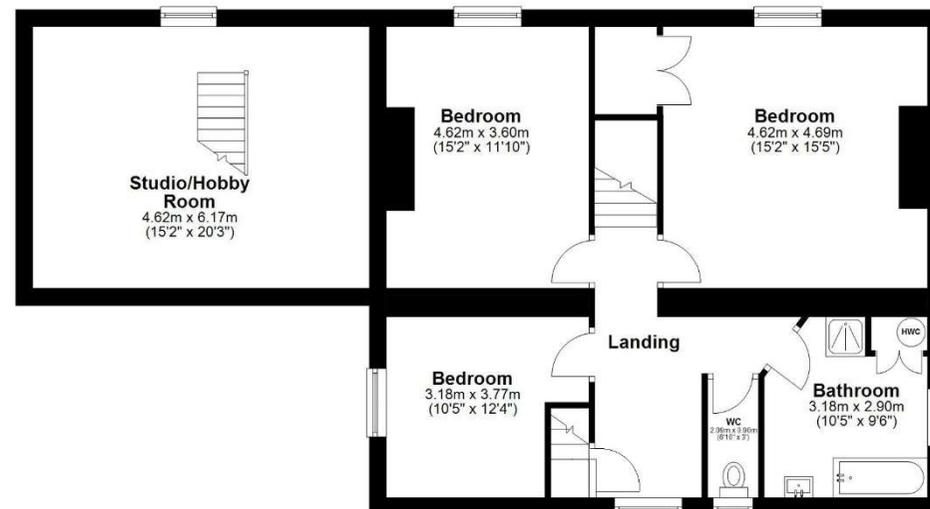
**Ground Floor**

Main area: approx. 128.0 sq. metres (1377.6 sq. feet)  
Plus garages: approx. 24.8 sq. metres (266.5 sq. feet)



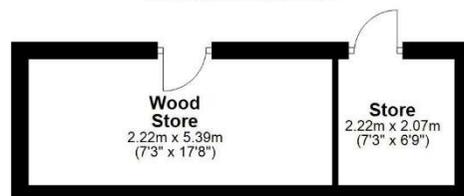
**First Floor**

Approx. 108.6 sq. metres (1169.0 sq. feet)



**Outbuildings**

Main area: approx. 0.0 sq. metres (0.0 sq. feet)  
Plus outbuildings: approx. 16.8 sq. metres (180.7 sq. feet)



Main area: Approx. 236.6 sq. metres (2546.7 sq. feet)

Plus garages: approx. 24.8 sq. metres (266.5 sq. feet)

Plus outbuildings: approx. 16.8 sq. metres (180.7 sq. feet)

**Town Head Farmhouse, West Woodburn**

[www.youngsrps.com](http://www.youngsrps.com)  
Hexham 01434 608980



IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of youngsrps (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.