



**The Hemmel,**  
Barrasford, Hexham, Northumberland, NE48 4BD

**youngsRPS** 



**The Hemmel  
Barrasford  
Hexham  
Northumberland  
NE48 4BD**

**Guide Price: £445,000**

The Hemmel is a fantastic four bedroom stone built detached property with paddock, stables and outbuildings. The property is pleasantly situated within the North Tyne village of Barrasford and enjoys stunning open countryside views.

- Four bedroom detached property
- Stone built
- Versatile accommodation
- Gardens to front and rear
- Ample parking
- Two paddocks and stables
- Open countryside views
- Energy efficiency rating E (53)

**youngsRPS**   
01434 608980



## DESCRIPTION

The Hemmel is a fantastic four bedroom stone built detached property with paddock, stables and outbuildings. The property is pleasantly situated with the North Tyne village of Barrasford and enjoys stunning open countryside views.

The versatile accommodation is accessed via a large porch at the front of the property leading through to the entrance hallway. The spacious lounge enjoys a dual aspect with views to the front and rear of the property along with an exposed stone feature fireplace housing a multi fuel stove. There is a cosy sitting area with built in storage, stairs to the attic area and steps down to the kitchen diner. The kitchen is fitted with a range of shaker style wall and base units, with tiled floor and half tiled walls. There is also a useful utility room and separate shower room. A door from the kitchen leads into the charming sun room with views over the rear garden and countryside beyond.

The family bathroom is fitted with a panelled corner bath with shower attachment, wash hand basin set within a vanity unit and WC. There are three good sized bedrooms on the first floor, with a staircase from the hallway leading up to the master bedroom loft extension.

## EXTERNALLY

There are delightful gardens to the front and rear of the property, the walled garden to the front of the property is mainly laid to lawn with well stocked borders. The rear garden is also mainly laid to lawn and includes a raised decking area which houses an impressive barbecue cabin. The cabin includes a central fire pit surrounded by bench seating and is a fantastic all weather entertainment space.

The land is located to the side of the property and extends to approximately 0.17ha (0.42acres) including grazing land divided into two enclosures with stock proof fencing and a field shelter.

There is the option to rent a further paddock from Northumberland Estates.

There are two stables, a tack room and hay store along with dog kennels/storage.

## LOCATION

Barrasford is a desirable North Tyne village located only 7 miles from the popular market town of Hexham. Local amenities include a village shop, country pub 'The Barrasford Arms' and Chollerton First School.

Hexham is the amenity centre for the surrounding rural communities offering a variety of shops, services and social facilities. There are good road and rail links giving access to the

main routes to Newcastle upon Tyne and Newcastle Airport to the East as well as Carlisle to the West.

## SERVICES

Mains electricity and water are connected. Oil fired central heating to radiators also supplying the domestic hot water. Private drainage via a septic tank.

## CHARGES

Northumberland County Council tax band E.

## VIEWINGS

Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 608980.

## FREE MARKET APPRAISAL

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







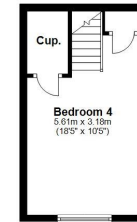
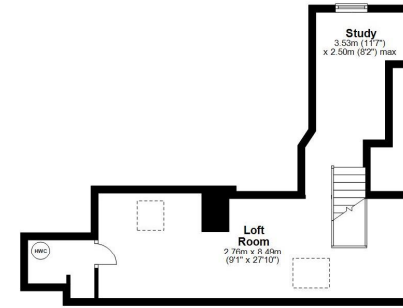




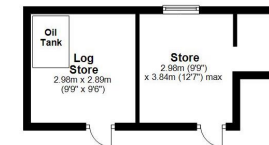
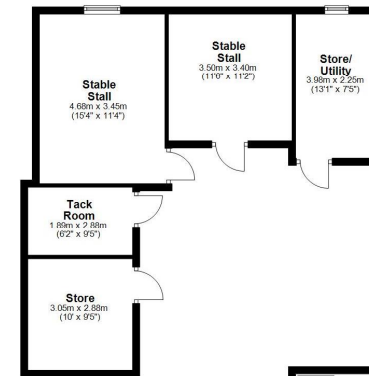




**First Floor**  
Approx. 54.7 sq. metres (588.5 sq. feet)



**Outbuildings**  
Approx. 71.1 sq. metres (764.9 sq. feet)



**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.



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