



Barn End

Causey Hill, Hexham, Northumberland, NE46 2JN

youngsRPS 

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Causey Hill
Hexham
Northumberland
NE46 2JN

Guide Price: £675,000

Barn End is a fantastic four bedroom stone built converted barn occupying an elevated position on the edge of the desirable market town of Hexham with fabulous far reaching countryside views and well-maintained gardens.

- Beautiful barn conversion
- Fantastic countryside views
- Full of charm and character
- Four bedrooms
- Master with en suite, walk-in wardrobe and balcony
- Solid wood double glazed windows throughout
- Well maintained gardens and detached double garage
- Energy efficiency rating D (66)

youngsRPS 

Hexham - 01434 608980



DESCRIPTION

Barn End is a fantastic four bedroom stone built converted barn occupying an elevated position on the edge of the desirable market town of Hexham with fabulous far reaching countryside views and well-maintained gardens. The property is finished to a high standard and offers spacious accommodation boasting many character features including beamed ceilings, original barn windows, multi fuel stoves and solid wood doors. The front door opens into a welcoming and spacious entrance porch with built in seating area and hanging space. The hallway has a beamed ceiling and solid wood staircase leading to the first floor. The kitchen features a range of solid wood wall and floor units with complementary wood work surfaces, integrated appliances including a dishwasher, fridge freezer and Rangemaster cooker with extractor above. There is a spacious dining area with multi fuel stove, beamed ceiling and double doors opening out onto the patio and gardens. Off the hallway there is a utility room, cloakroom and a door leads into a fantastic open plan living/garden room. The living room is a bright and airy space and enjoys a feature fireplace housing a multi fuel stove, original barn windows and a beamed ceiling. The garden room benefits from under floor heating and floor to ceiling windows allowing lots of natural light and fantastic views over the gardens and countryside beyond. The garden room provides access out onto the gardens. From the hallway a solid wood staircase leads up to the first floor landing where there is a spacious study area, built in storage

cupboards and four bedrooms. The master suite enjoys an en suite shower room, walk-in wardrobe and an impressive balcony terrace enjoying the fantastic views. There is a family bathroom comprising a free standing bath, separate shower cubicle, wash hand basin and low level wc.

EXTERNALLY

Barn End is approached via a gravelled driveway providing ample parking and leading to a detached double garage with remote controlled doors and power connected. The property enjoys beautiful mature gardens with lawned areas and paved patio seating areas. Beautiful flower borders with an extensive range of plants, mature trees, bushes and shrubs. There is a productive vegetable garden and fruit trees, water feature together with a timber shed and a greenhouse, both with power and light. The gardens enjoy the fantastic views over the surrounding countryside.

LOCATION

Barn End is situated on the outskirts of Hexham yet within walking distance of all the facilities and amenities the town has to offer. The property is well placed for the excellent schools in Hexham. The thriving market town of Hexham was voted the happiest place to live in Great Britain by Rightmove's annual Happy at Home index in 2019. The streets of Hexham are home

to many independent businesses, from delicatessens and greengrocers through to sport and arts centres.

Despite being surrounded by the tranquil Tyne Valley countryside, Hexham is within excellent road and rail distance of Newcastle, Carlisle and beyond; making it the perfect location for those that enjoy both country and metropolitan pursuits.

SERVICES

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

CHARGES

The property is currently Northumberland County Council tax band C. The property has been considerably upgraded and extended by the current owner, and therefore the council tax would be reassessed at the time of purchase.

VIEWINGS

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

FREE MARKET APPRAISAL

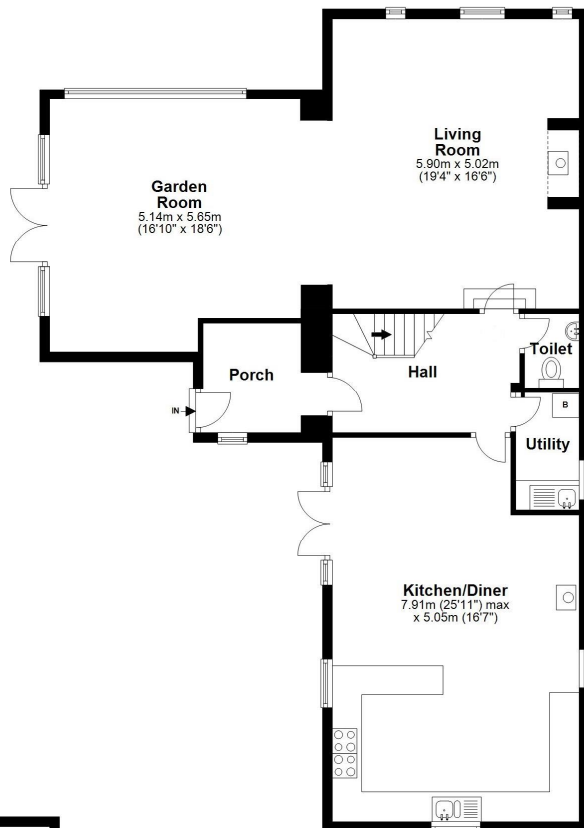
We would be pleased to provide professional, unbiased advice on the current value and marketing of your existing home.



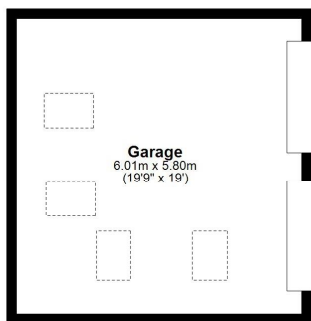
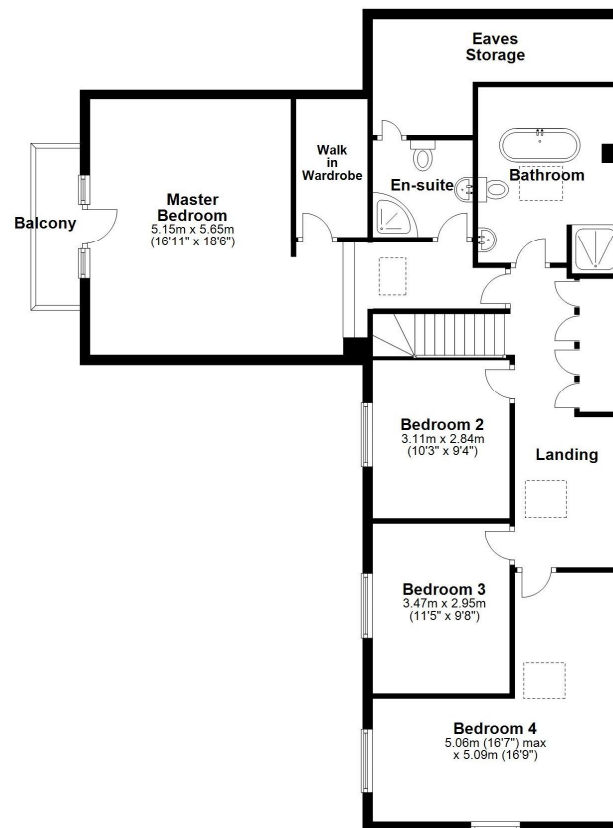




Ground Floor
Approx. 150.8 sq. metres (1622.8 sq. feet)



First Floor
Approx. 102.4 sq. metres (1102.4 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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