



Hill House,
Falstone, Hexham, NE48 1AN

youngsRPS 

Hill House Falstone Hexham NE48 1AN

A truly stunning setting with exceptional views, this delightful 2 bedroom cottage is set in circa 8 acre offering excellent accommodation and the opportunity to develop further.

- Detached cottage
- 2 bedrooms
- Exceptional views
- Private driveway
- Feature fireplace
- 8 acres
- Detached double garage
- Energy efficiency rating F



youngsRPS

Youngs Hexham 01434 608980



DESCRIPTION

The property has an entrance porch that opens through to the kitchen with the newly installed timber flooring continuing from the porch into the kitchen, which is a bright space with newly raised ceiling heights and skylights. The newly fitted modern kitchen cabinets are set underneath laminate worksurfaces with integrated ceramic sink and drainer with mixer tap, dishwasher and space for a washing machine. The opposite bank of units are set around the gas fired rangemaster with double ovens, plate warmer and multiple gas rings. There is a separate larder, fridge and freezer. The dining room has been renovated exposing the stone walls and beams, with a central multi fuel stove at the heart of the this room, the views to the front are expansive out across the garden and then the valley beyond. From the dining room, the sitting room and first floor landing are accessed. The sitting room again with exposed stone walls has a multi fuel stove set into the fireplace stone surround with tiles hearth. The first floor landing has large fitted cupboards one being utilised as a wardrobe for the second bedroom. The principal bedroom enjoys exposed beams with rooflights and side window create a bright and inviting space. The second double bedroom again with skylights is an excellent child's bedroom. Finally, the family bathroom has a panelled bath with shower over, partially tiled walls and wooden flooring, WC and Wash hand basin.

Hill House has a shared driveway that then turns onto its own private driveway that cuts it way through its own paddocks and over the stream and past the pond located in this woodland. Heading up to the steading the driveway opens up into the adjoining field with the copse of trees continuing up to the property giving a great deal of shelter to the steading from the prevailing winds. The Steading has a pole barn at one end with a detached double garage before you enter through to the stable block and outbuildings continue up to the cottage gardens. The stable is a stone under slate building in good condition that connects to the outbuildings which are semi derelict. The gardens enclosed the property on all sides with bedded areas, lawns and raised planters enclosed by drystone walls.

LOCATION

Situated in perfect isolation on the brow of the fells the property sits near to the village of Falstone which is at the foot of one of the region's major tourist attractions Kielder dam and lake. The nearest primary school is Greenhaugh primary school followed by Bellingham, which is the closest major village. Bellingham has local shops including a Co-op, cafes, and the GP practise and primary and middle schools. A full range of retail and leisure facilities as well as major supermarkets are available in the market town of Hexham about 28 miles away. Hexham train

station offers additional public transport links, for the commuter rail services west to Carlisle and east to Newcastle Upon Tyne are regularly available in addition to the excellent road networks via the A68 and A69 dual carriageway.

AGENT NOTE

Planning permission has previously been lapsed for a side extension.

SERVICES

Mains water, electric are connected with oil fire central heating and drainage is to a septic tank.

CHARGES

Northumberland County Council Tax band D

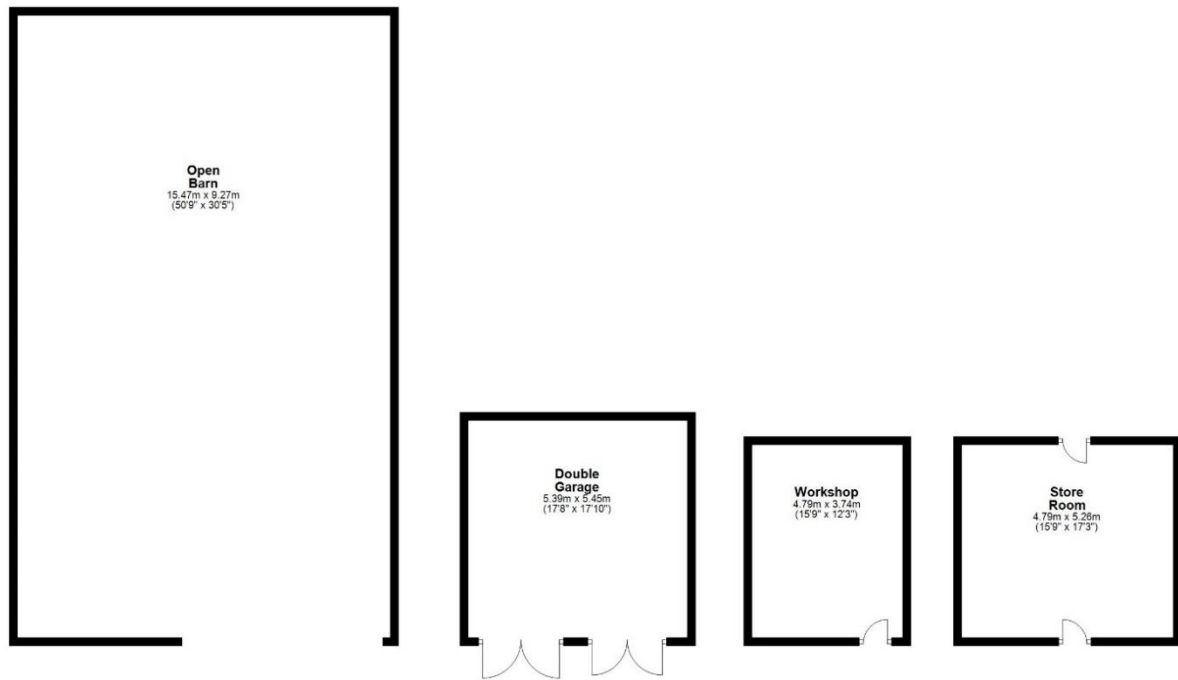
VIEWINGS

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.

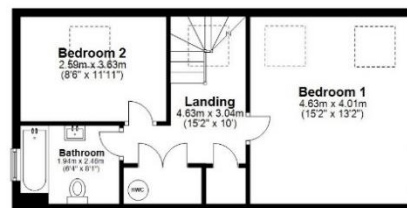
Outbuildings
Approx. 215.9 sq. metres (2322.9 sq. feet)



Ground Floor
Approx. 66.9 sq. metres (720.6 sq. feet)



First Floor
Approx. 45.0 sq. metres (483.9 sq. feet)



Total area: approx. 327.7 sq. metres (3527.4 sq. feet)

Area includes all Outbuildings
Plan produced using PlanIt

Hill House, Falstones

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.



R201

NORTHALLERTON
General: 01609 773004
Land Agency: 01609 781234

northallerton@youngsrps.com

SEDFIELD
General: 01740 617377
Land Agency: 01740 622100

sedfield@youngsrps.com

NEWCASTLE
General: 0191 261 0300

newcastle@youngsrps.com

HEXHAM
General: 01434 608980
Land Agency: 01434 609000

hexham@youngsrps.com

DUMFRIES
General: 01387 402277

dumfries@youngsrps.com