

Kaymanton

ELVASTON ROAD, HEXHAM, NORTHUMBERLAND



FINEST
PROPERTIES



A substantial period family home with extensive
mature gardens and garage, set in a picturesque
Northumbrian market town

Hexham 0.4 miles | Corbridge 4.9 miles | Newcastle International Airport 19.6 miles
Newcastle City Centre 22.4 miles





Accommodation in Brief

Entrance Porch | Hallway | Sitting Room | Family Room | Dining Room | Kitchen
Rear Porch | Pantry | Utility Room | WC | Four Bedrooms | Family Bathroom

Garage | Gardens | Patio







The Property

Nestled in a quiet location, Kaymanton is within walking distance of all amenities in the thriving market town of Hexham and offers bright and flexible accommodation with an abundance of outside space.

A light, welcoming hallway with laminate floor opens into the striking sitting room with real wood fire and impressive bay window overlooking the front garden. The family room has a similar bay window and offers a wonderful place to work or play; this room holds a great many options. The dining room is a beautiful room with light flooding in through a square bay window and glazed door opening directly onto the patio at the rear. There is ample space for a good sized dining table and chairs, and the connecting door straight into the kitchen makes it perfect for meal times and homework supervision. The kitchen boasts an excellent range of wooden wall and floor units, space for a dishwasher and integrated appliances; double oven and gas hob. The breakfast bar and a walk-in pantry are excellent additions and a generous utility room off the kitchen offers a further sink, storage and laundry facilities. A rear porch leads from the kitchen to the back garden and a WC beside the front door completes the ground floor.

On the first floor, a delightful roof lantern into the loft opens up the landing. Either of two similarly sized bedrooms, one to the front and the other overlooking the rear garden, both with built-in wardrobes, can be used as the principal bedroom and there are two further well-presented double bedrooms. A smart family bathroom with double shower cubicle, separate bath and underfloor heating benefits from two windows.



Externally

To the front of the property, a gate opens onto the garden path leading up to the front door. A lawn sits off to one side, with bushes and shrubs to the other, whilst access around the side of the house leads to the expansive rear garden. Vehicular access to the detached garage is currently independent of the gardens, however, there is potential to re-establish a driveway from the road into the garden. A door for pedestrians can be found to the rear of the garage, which does provide access into the garden. A patio area by the house is the perfect spot for al fresco dining and entertaining and a large lawn stretches to the far end of the garden; ideal for gardening, running and playing. Established shrubs and mature trees along the boundary provide much privacy.





Local Information

The property is ideally placed within walking distance for all the amenities within the attractive, bustling market town of Hexham which offers a full range of day-to-day facilities with supermarkets, a good range of shops including independent delicatessen, butcher, baker, greengrocer and bimonthly farmers' market, professional services, leisure/sports centre, cinema, theatre and a hospital. The town has an historic Abbey at its heart together with several other buildings of note. The beautiful surrounding area provides walks and other country pursuits, with golf courses, sports clubs and Hexham racecourse within easy reach. The charming and historic village of Corbridge offers additional amenities including further artisan shops while nearby Matfen Hall and Close House offer excellent leisure facilities. Newcastle city centre is within easy reach and provides further comprehensive cultural, educational, recreational and shopping facilities.

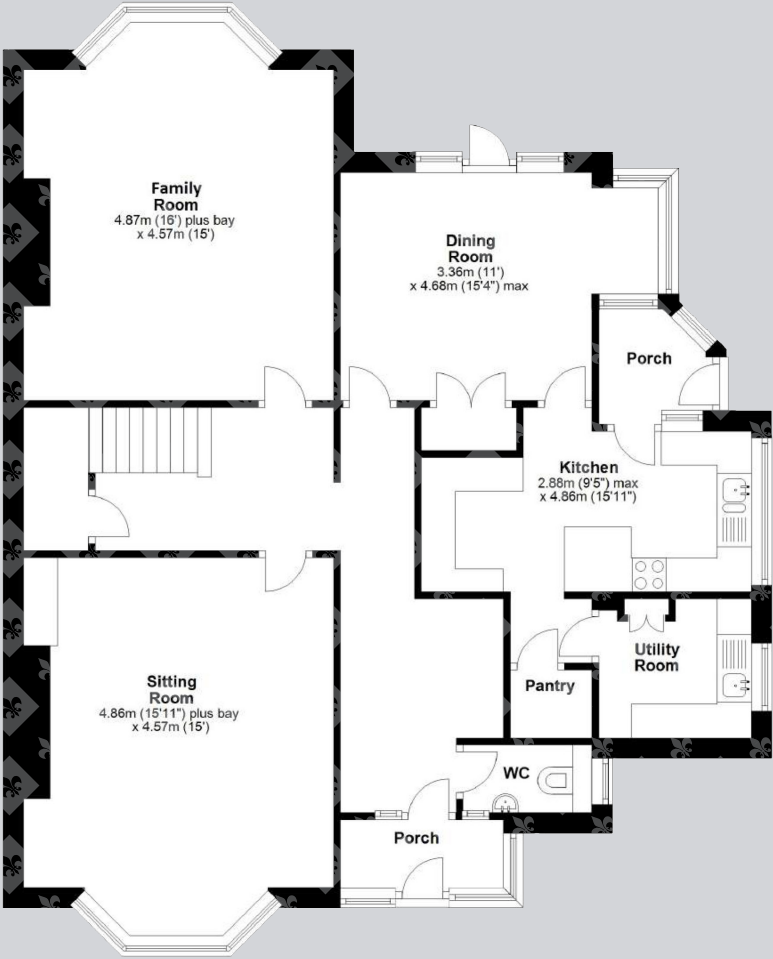
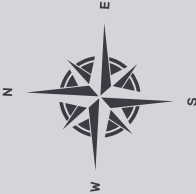


For schooling, there is a wide selection of schools in Hexham including The Sele First School, which has achieved 'outstanding' Ofsted reports for many years and provides exceptional education from 3-9 years and the well-regarded Queen Elizabeth High School. In addition, Mowden Hall Preparatory School is nearby and provides private education from nursery to 13 years. There are several private day schools in Newcastle with school transport offered from Hexham.

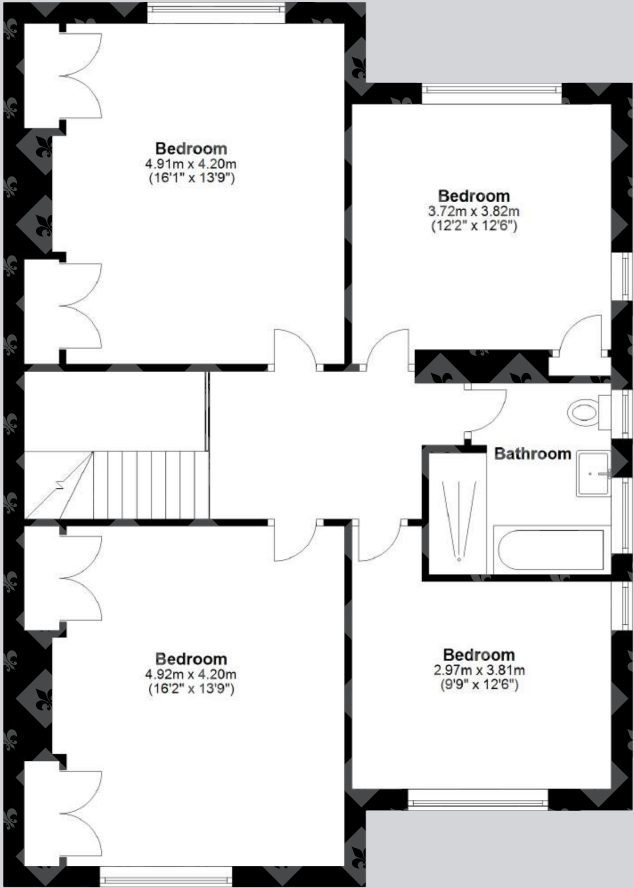
For the commuter, the A69 provides excellent access to Newcastle to the east and Carlisle to the west and onward access to the A1 and M6. The rail station at Hexham provides regular cross-country services to Newcastle and Carlisle, where connecting main line services are available to major UK cities north and south. Newcastle International Airport is also within easy reach.

Floor Plans

Total area: approx. 218.4 sq. metres (2351.2 sq. feet)



Ground Floor



First Floor



Directions

From the Hexham Market Place follow Beaumont Street to the T-junction and turn left onto Battle Hill (B6305), then cross over onto St Wilfrid's Road. The road ahead bears to the right, then turn left onto Elvaston Road. Continue for approximately 0.3 miles and Kaymanton is on the left-hand side, occupying a corner plot.

Google Maps

what3words



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Wayleaves, Easements & Rights of Way

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

Services

Mains electricity, gas, water and drainage. Gas-fired central heating.

Postcode

Council Tax

EPC

Tenure

NE46 2HN

Band F

Rating E

Freehold

Viewings Strictly by Appointment

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