

Cockshaw House

COCKSHAW | HEXHAM | NORTHUMBERLAND



FINEST
PROPERTIES



An enchanting period house with established gardens
in the picturesque market town of Hexham

Hexham 0.2 miles | Corbridge 4.7 miles | Newcastle International Airport 19.7 miles
Newcastle City Centre 23.3 miles





Accommodation in Brief

Living Room | Dining Room | Kitchen | Utility
WC | Three Bedrooms | Two Bathrooms

Double Garage | Parking







The Property

Cockshaw House is an attractive Grade II Listed three-bedroom property, quietly tucked away within walking distance of Hexham town centre. This attractive stone-built house dates back to the late 1700s and is believed to have originally been a Hatter's house and workshop. It has been loved and well maintained by the current owners and is immaculately presented throughout, full of character and charm with beamed ceilings, sash windows and inglenook fireplaces.

The well-proportioned accommodation briefly comprises; entrance hallway with a staircase to the first floor and a cloakroom with WC, wash hand basin, hanging space and shelving and a storage cupboard under the stairs.

The dual aspect spacious sitting room enjoys an impressive inglenook fireplace housing a multi fuel stove and patio doors leading out to the rear private walled southwest facing garden. The dining room is open plan to the kitchen and enjoys another inglenook fireplace. The kitchen area enjoys a range of wall and base units by Corbridge Kitchens with a complementary granite work surface and integral dishwasher and fridge freezer. A door leads to a useful store room/utility area with shelving and storage. A stable style door leads from the kitchen providing another access to the rear garden offering the ease and accessibility for outdoor dining on the flagstone patio surrounded by flowing perennial borders.

A staircase from the hallway leads up to the first floor with a large dual aspect principal bedroom benefitting from fitted wardrobes and an en suite shower room comprising of a large walk-in shower, WC, ladder towel rail and a wash hand basin set within a bespoke Langley Furniture vanity unit. The en suite shower room also enjoys under floor heating. The main bathroom is fully tiled and fitted with a bath with overhead shower, WC and wash hand basin. Another two double bedrooms complete the first-floor accommodation, one with fitted wardrobes and the other with a large storage cupboard.







Externally

Externally to the rear of the property is a double garage that has full listed building consent for the two single doors to be changed to a double electric garage door the architects' drawings are available and water and electric are also connected. A delightful walled southwest facing garden, that has been well stocked and landscaped by the current owners with climbing plants such as hydrangeas, honey suckle and clematis and borders with flowering perennials, fruit bushes and several climbing roses providing a beautiful tranquil space for relaxing and entertaining. The garden includes a Wendy playhouse, a greenhouse potting shed and a children's play structure, all of which are staying with the property. In the garage is a winter's store of dried wood for the fireplace, which also stays with the property. Cockshaw Burn flows in front of the house with a footbridge to the beautiful Sele Park with sledding hill, children's play area, skate park, and historic bandstand.





Local Information

This property is located within easy walking distance of Hexham's amenities, a vibrant market town featuring supermarkets, shops, a farmers' market, and various services. It boasts a leisure centre, a cinema, theatre, hospital, and notable historical sites like Hexham Abbey. The area offers outdoor activities, golf, sports clubs, and Hexham racecourse.

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 and Hexham Middle School, subject to a recent new development. 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



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.

Postcode

NE46 3QS

Council Tax

Band D

EPC

Rating Exempt

Tenure

Freehold

Viewings Strictly by Appointment

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