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PROPERTIES

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Allendale Road | Hexham | Northumberland



Dukewilley



Accommodation in Brief

Ground Floor

Entrance Hall | Sitting Room | Dining Room | Kitchen/Breakfast Room | Drawing Room
Utility Room | Study | Hall | Store | Bathroom | Bedroom

First Floor

Principal Bedroom | Dressing Room | Ensuite | Second Bedroom | Ensuite
Two Further Bedrooms | Bathroom

Externally

Double Garage







The Property

Situated on the outskirts of Hexham, Dukewilley is an impressive stone-built property that offers enviable countryside views and expansive, immaculately maintained gardens. Conveniently located within walking distance of Queen Elizabeth High School and Hexham Middle School, this home also enjoys a private, tranquil setting within easy reach of Hexham's amenities.

Inside, the property presents beautifully, showcasing bright and spacious living areas with thoughtfully updated decor throughout. The main drawing room is an inviting space, flooded with natural light through French doors that open to the delightfully private walled garden, complete with outdoor seating and surrounded by tall trees and lush shrubbery.

The kitchen is exceptionally well-appointed, designed and installed by local specialists 'InHouse.' It features an array of high-quality cabinetry, an adjoining utility room, modern AEG appliances, and a Quooker tap, in addition to a central breakfast bar, making it a perfect space for both cooking and casual dining. Adjoining the kitchen via windowed double doors, a smaller sitting room provides a cosy retreat alongside a good-sized dining room.

A ground-floor bedroom, accessible via the northern hall and serviced by a well-appointed family bathroom, adds versatility to the property.

Ascending to the first floor, the principal bedroom is uniquely inviting, accompanied by a dressing room and modern ensuite, and showcasing a distinctive vaulted ceiling with picturesque views of the surrounding countryside. Three further bedrooms feature on this floor, one benefiting from ensuite facilities and fitted wardrobes, while the remaining two are serviced by a modern, spacious family bathroom.

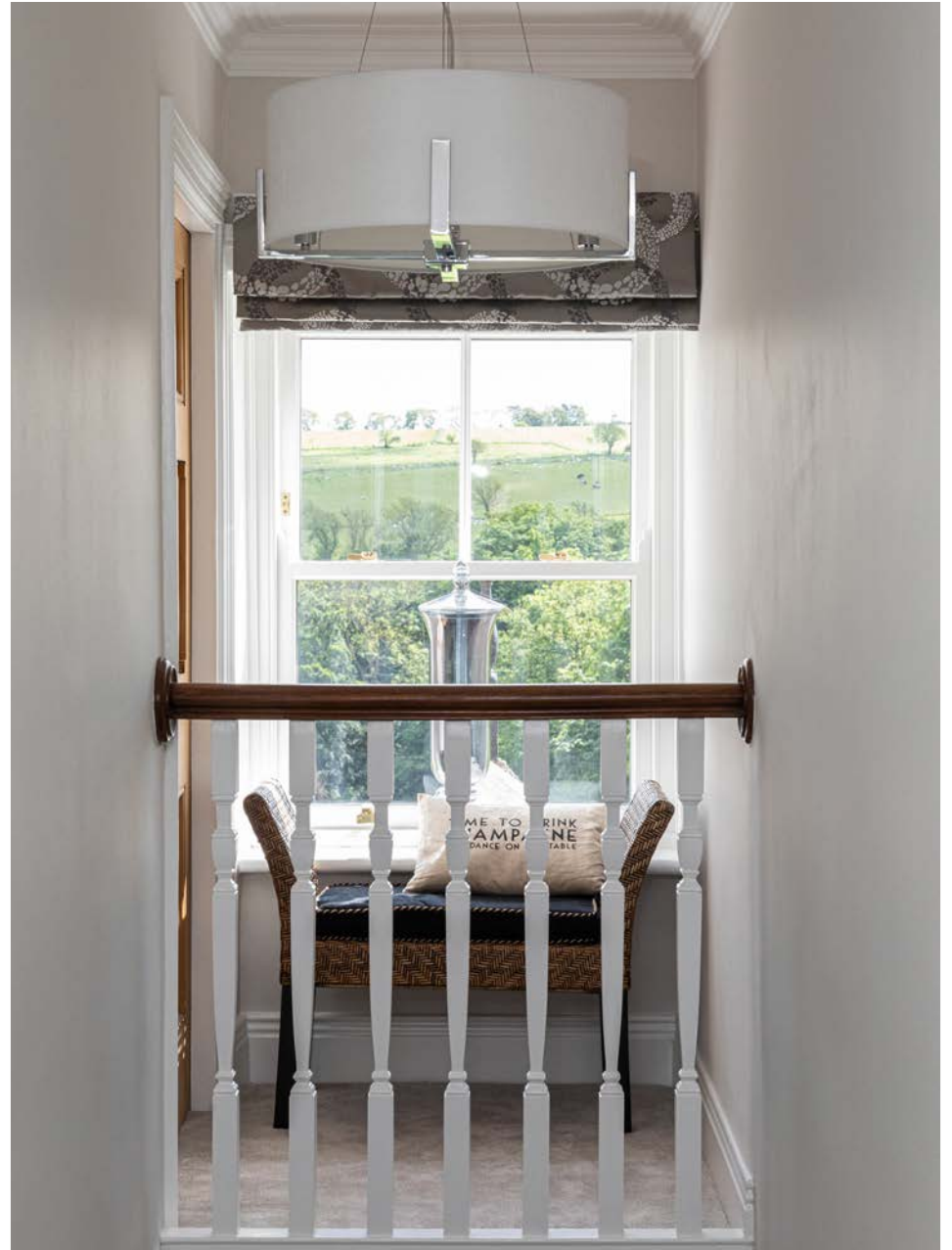












Externally

Dukewilley's outdoor areas are equally impressive, featuring a south-facing walled garden that enjoys abundant sunlight throughout the day. The garden is mainly laid to lawn but also includes a patio, mature perimeter planting, and several seating areas, creating a perfect setting for relaxation and outdoor entertaining.

To the rear of the house, an additional expansive lawn stretches out, bisected by the property's driveway and backing onto picturesque farmland and woodland. Further outdoor seating is provided on a stylish decked area adjacent to the double garage, offering a perfect spot for enjoying the serene surroundings.

The double garage also features boarded out storage space within the building.





Local Information

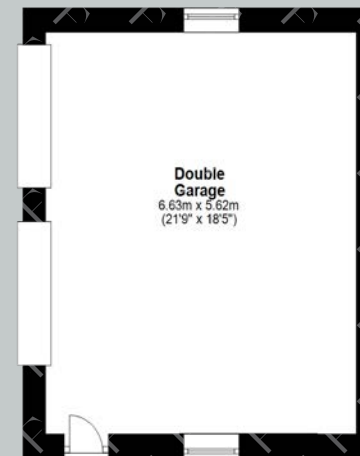
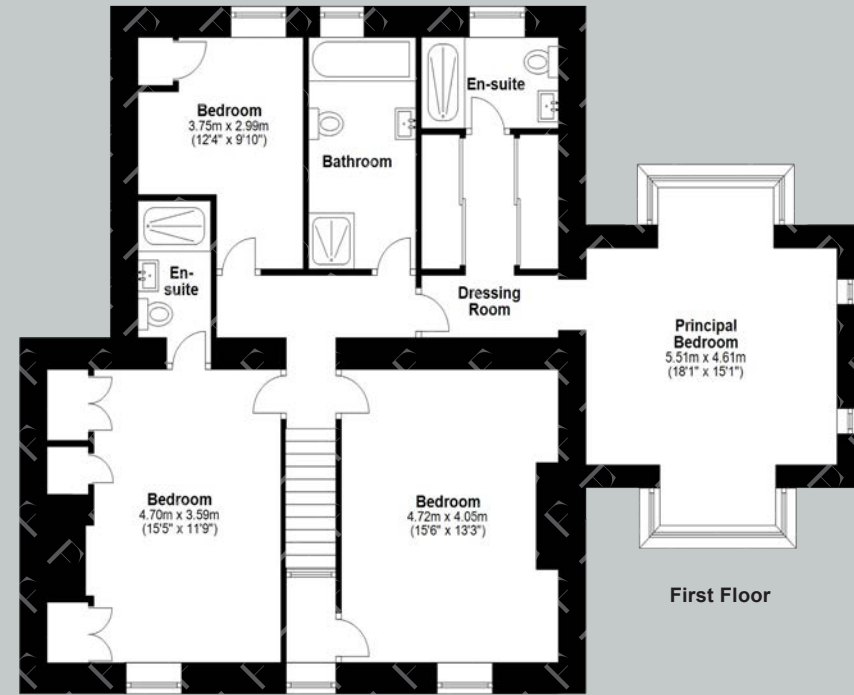
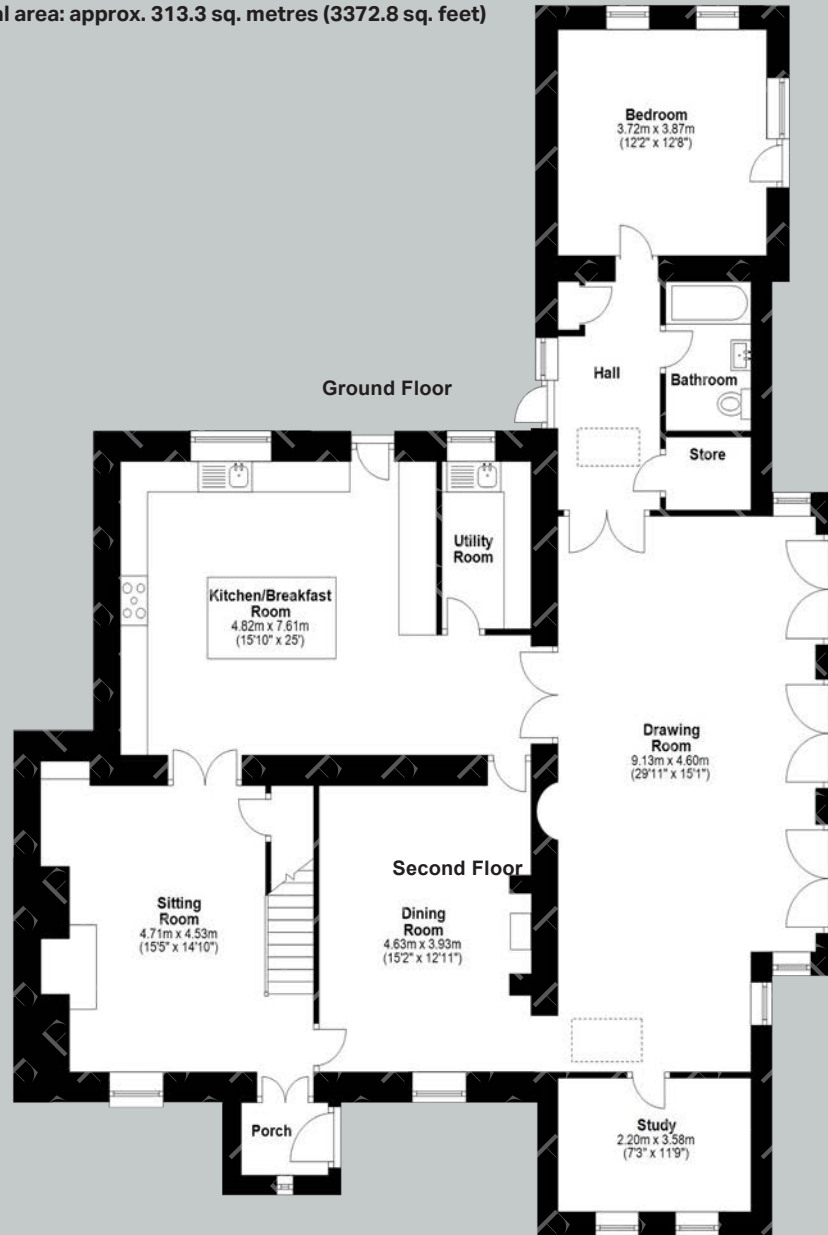
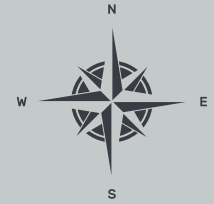
The location is ideal, offering all amenities within the bustling market town of Hexham, including supermarkets, various shops, a bimonthly farmers' market, professional services, a leisure/sports centre, cinema, theatre, and a hospital. The town has an historic Abbey at its heart together with several 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.

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. The well-regarded Queen Elizabeth High School is within walking distance of Hillfield. 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. 313.3 sq. metres (3372.8 sq. feet)



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

Council Tax

EPC

Tenure

NE46 2NJ

Band F

Rating C

Freehold

Viewings Strictly by Appointment

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