



Halliwell Dene House

Dean Street | Hexham | Northumberland









## Accommodation in Brief

### Ground Floor

Entrance Hall | Dining Room | Sitting Room | WC | Study | Kitchen/Diner  
Utility Room | Double Garage | Storeroom

### First Floor

Principal Bedroom with Dressing Room and En-Suite | Bedroom Two with En-Suite  
Bedroom Three with En-suite | Family Bathroom | Bedroom Four

### Second Floor

Gym Space/Guest Bedroom | Home Office/Playroom/Guest Bedroom  
Two Storage Cupboards | Galleried Landing









## The Property

Halliwell Dene House is an exceptional detached stone-built home in the heart of Hexham. Accessed via a secure gated entrance and surrounded by private gardens, the home enjoys a secluded location whilst being within easy walking distance of the desirable market town of Hexham's amenities.

Inside, the main living areas are spacious and beautifully appointed, showcasing a stylish interior with a range of bespoke fixtures and fittings. The triple height entrance hall bathes the area in natural light, setting the tone with an impressive light oak staircase and gleaming porcelain-tiled floor. Oak internal doors lead you around the ground floor living spaces and into the integral double garage and storeroom.

The dining kitchen boasts an extensive range of elegant bespoke Old English White cabinetry, complemented by sleek black granite worktops. With ample room for a dining table and chairs, it offers a perfect setting for casual meals. For more formal gatherings, the separate dining room provides the ideal space, with warm wooden flooring and windows that look out onto the garden.

Adjacent to the kitchen is a versatile room. This flexible space is currently set up as an office but is equally suited to serve as a cosy snug or children's playroom. The main living room provides an inviting space for relaxation, tastefully decorated in warm neutral tones. The furniture is thoughtfully arranged around a contemporary wood-burning stove, which is set within a striking inglenook stone fireplace with a solid oak mantle.



A convenient downstairs WC and a well-equipped utility room with full plumbing for appliances complete the ground floor.

Ascending to the first floor, a spacious landing leads to four impeccably decorated bedrooms and a stunning family bathroom, featuring a large walk-in shower and an exquisite roll-top bath. Three of the bedrooms boast their own elegantly appointed en-suites, while the principal bedroom offers an extra touch of luxury with a private dressing room. Three of the bedrooms are enhanced by solid oak fitted storage and each bathroom is fitted with premium 'Villeroy & Boch' fixtures.

The second floor offers abundant storage spaces, easily accessible from the galleried landing, along with two generously sized and versatile rooms that can be effortlessly adapted to suit your needs, whether as a gym, study, or additional living area. The entire floor is bathed in natural light, thanks to the well-placed Velux windows, creating a bright and inviting atmosphere throughout.



















## Externally

The grounds are surrounded by mature pine trees, offering enhanced privacy and a sense of seclusion which are not overlooked. The gardens, which wrap around the property, are predominantly laid to lawn and benefit from a desirable south-facing aspect, ensuring plenty of sunlight throughout the day. A large stone-paved patio to the side serves as a wonderful space for alfresco dining and entertaining.

Two double driveways, along with a double garage, offer ample parking for multiple vehicles.







## Local Information

The location is ideal, offering all amenities within the bustling market town of Hexham, including restaurants, 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. 425.0 sq. metres (4575 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 and water. Drainage to septic tank.

Postcode

Council Tax

EPC

Tenure

NE46 1HW

Band F

Rating D

Freehold

## Viewings Strictly by Appointment

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# Finest

PROPERTIES

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