

Hencotes | Hexham | Northumberland

4 Burn Brac





Accommodation in Brief

Lower Ground Floor

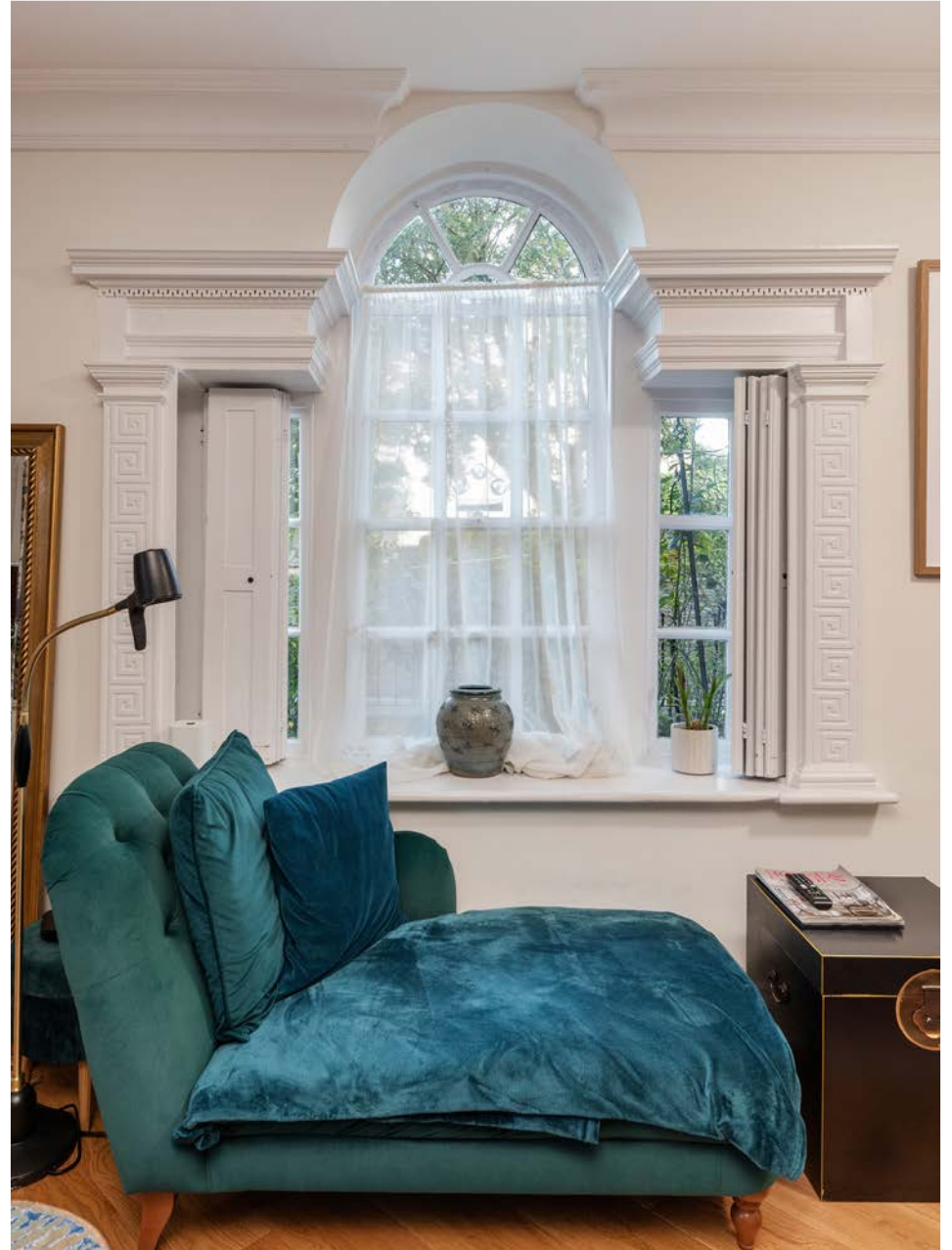
Store Room

Ground Floor

Kitchen/Dining Room | Sitting Room | Bedroom with En-Suite | Bedroom

Bathroom | Dressing Room





The Property

Set within Burn Brae House, this vibrant two-bedroom ground floor apartment offers comfortable living in an impressive period building. Part of a Grade II Listed property with tasteful contemporary additions and situated near Sele Park, just a short level walk from the town centre, the apartment provides easy living in a bustling market town.

The apartment is accessed via a shared entrance, where the spacious atrium serves as a welcoming communal area. Apartment 4 itself has been thoughtfully styled, featuring rich, enduring decor that complements the building's features. The open-plan kitchen and living area is a highlight, with bespoke forest green cabinetry by Premier Kitchens, granite worktops, and light fittings by Jim Lawrence. The living area features a large window with original shutters, maintaining privacy while creating a bright and airy atmosphere. Throughout the apartment, wooden floors, Georgian/Victorian-style panelled doors and decorative elements give the interior a cohesive and inviting feel.

The property offers two spacious double bedrooms, each finished for comfort. The principal bedroom benefits from an en-suite shower room, while the second bedroom is adjacent to a separate main bathroom.

A notable feature of this property is the basement, which, while currently used for storage, presents an opportunity for further development (subject to planning permission). This versatile space could add further value and functionality to the home.









Externally

Outside, the communal areas are well-maintained, providing both practicality and places to relax. The courtyard to the west has been landscaped with lawned areas and flower beds along the original brick wall, where roses, shrubs, and seasonal blooms create an inviting environment. The adjacent St. Mary's Church offers a picturesque backdrop, adding a point of interest to the surroundings.

The rear entrance, which serves Apartment 4, features a small private seating area framed by roses and a variety of shrubs, providing a pleasant outdoor space to relax.

The property also includes designated parking spaces for Burn Brae House.

Agents Note

Service Charge of £235 a month.

Local Information

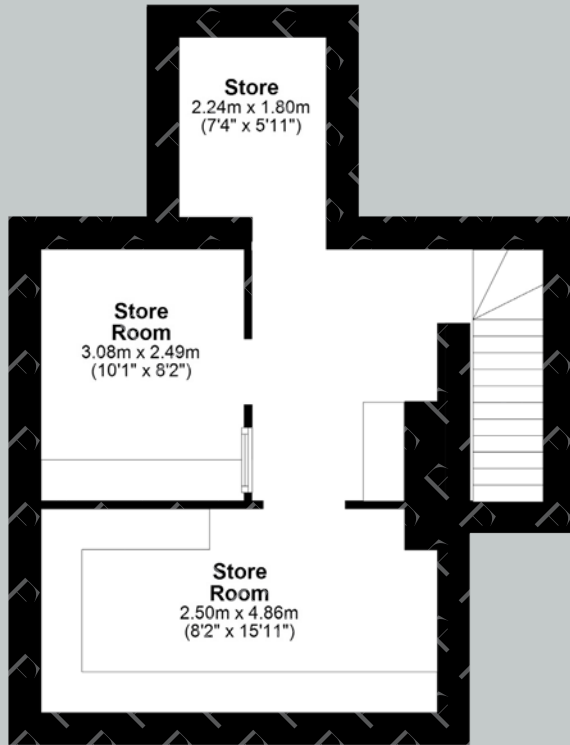
The location is ideal, offering all amenities within the bustling market town of Hexham, including restaurants, supermarkets, various shops, a bimonthly farmers' market, professional services, a leisure/sports centre, cinema, theatre, and a hospital. The town has an historic Abbey at its heart together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

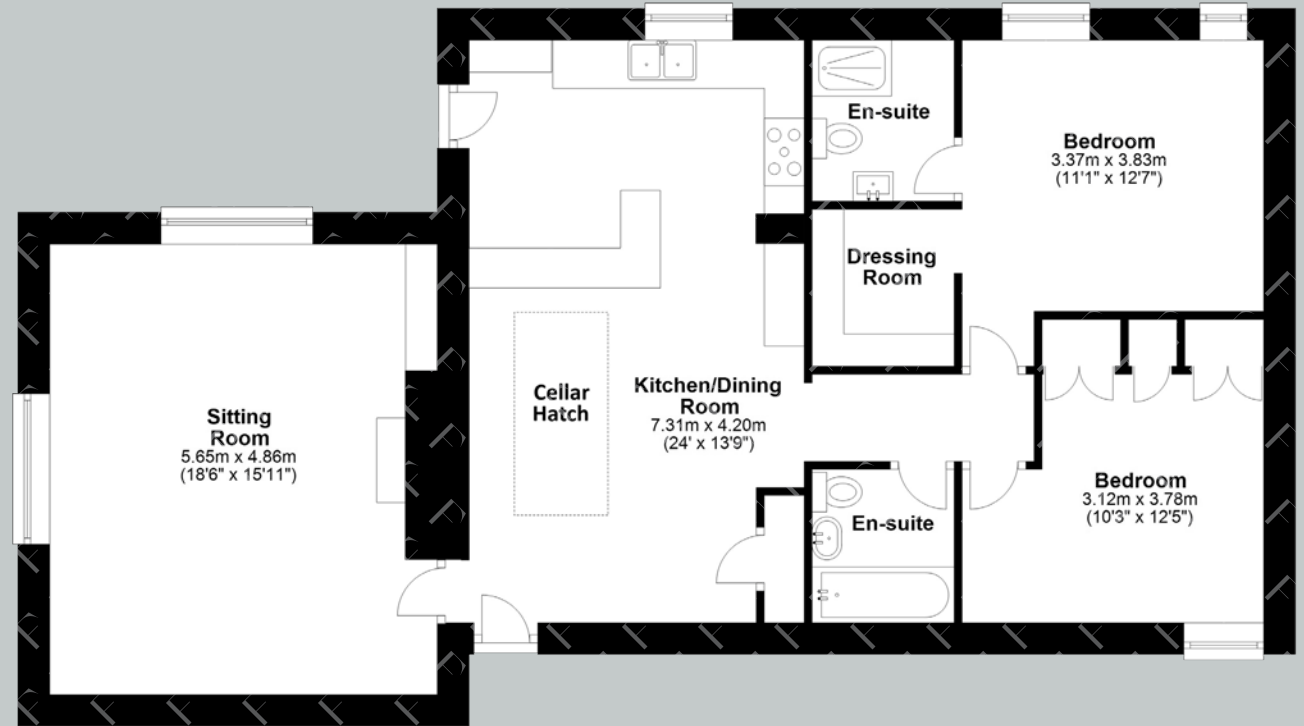
For the commuter, the A69 provides excellent access to Newcastle to the east and Carlisle to the west and onward access to the A1 and M6. The rail station at Hexham provides regular cross-country services to Newcastle and Carlisle, where connecting main line services are available to major UK cities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



Floor Plans



Lower Ground Floor



Ground Floor

Total area: approx. 137.2 sq. metre (1476.6 sq. feet)

Google Maps

what3words



///viewing.weeknight.lamppost

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 2DY

Band E

Rating C

Leasehold

Viewings Strictly by Appointment

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PROPERTIES

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