

Finest
PROPERTIES

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Kitty Frisk | Corbridge Road | Hexham | Northumberland

The Lodge



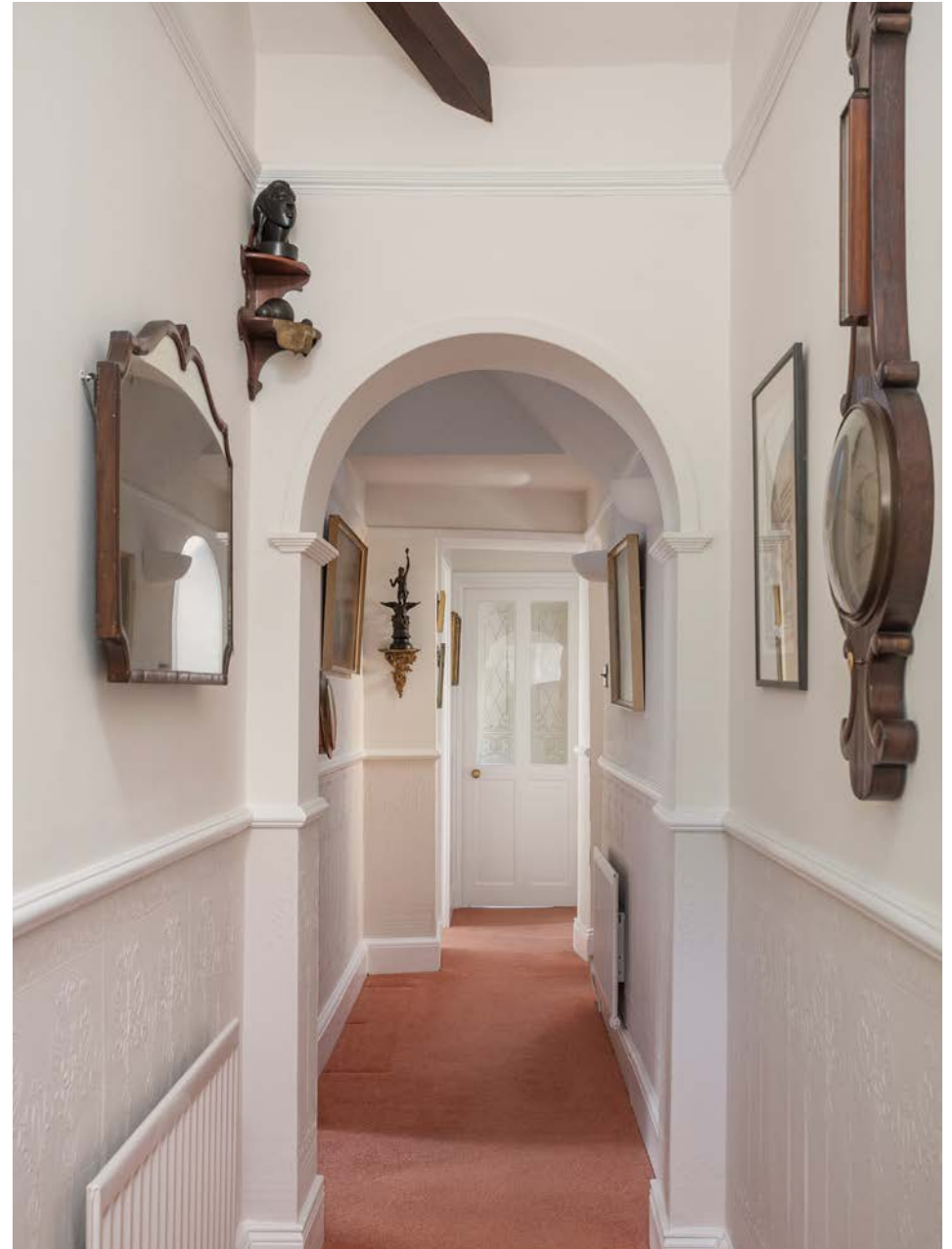


Accommodation in Brief

Ground Floor

Entrance Hall | Dining Room | Sitting Room | Kitchen | Garden Room | Bathroom

Principal Bedroom | Bathroom | Three Further Bedrooms







The Property

Tucked away on the edge of Hexham and within easy reach of Hexham's amenities, The Lodge is a charming, single-story home enjoying a quiet, private position on a no-through road. Characterful and inviting throughout, this Edwardian stone-built lodge house was sympathetically extended in 2002 to include additional accommodation with open-plan reception space and a garden room was added in 2016.

Inside, the interior is deceptively spacious, revealing a welcoming, immaculately presented home. The central sitting room is a warm and inviting hub, centered around a stone inglenook fireplace, with an adjoining garden room filled with natural light via an impressive overhead skylight. Glass doors open from the garden room onto a south-facing terrace, providing direct access to the garden. A dining room, adjacent to the kitchen and featuring a large bay window, offers an ideal space for formal dining.

The principal bedroom offers ample storage and convenient access to a nearby accessible bathroom. The remaining three bedrooms, located at the opposite end of the house, share a spacious family bathroom equipped with both a bath and a shower.



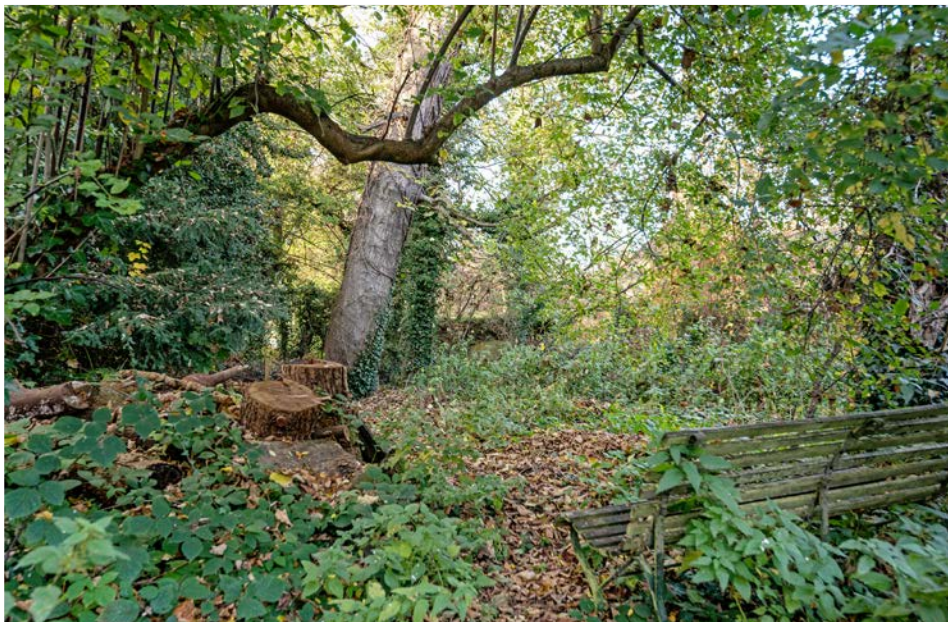




Externally

Outside, the property features a large, south-facing indian sandstone patio surrounded and sheltered by terraced beds, mature trees, and shrubbery, creating a private and tranquil setting. A wooden shed provides outdoor storage, and a wooded area, accesible from the patio, is currently in the process of being registered with the Land Registry. The property also features ample parking via a large adjacent driveway.





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 only a 5 minute drive from The Lodge. 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. 169.2 sq. metres (1821.5 sq. feet)



Ground Floor

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 1UN

Band E

Rating D

Freehold

Viewings Strictly by Appointment

T: 01434 622234

E: corbridge@finestgroup.co.uk





THE LODGE
KITTY FRISK

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15 Market Place | Corbridge | Northumberland | NE45 5AW

0330 111 2266 | contact@finest.co.uk

finest.co.uk

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