



Dunkirk Farmhouse,
Humshaugh, Hexham, Northumberland, NE46 4HJ

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Humshaugh
Hexham
Northumberland
NE46 4HJ

Guide Price: £475,000

Traditional stone and slate built five bedroom farmhouse occupying a generous sized plot of circa 0.6 acres, pleasantly situated in an idyllic countryside setting on the outskirts of the desirable village of Humshaugh.

- Five bedroom farmhouse
- Two spacious reception rooms
- Open plan kitchen diner
- Two bathrooms
- Private driveway and ample parking
- Set within grounds of circa 0.6 acres
- Countryside setting
- Energy efficiency rating E (41)

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Hexham - 01434 608980



DESCRIPTION

Dunkirk Farmhouse is a stone and slate built five bedroom property with well proportioned and immaculately presented accommodation enjoying charming and characterful features throughout, such as exposed stonework, beamed ceilings and sash windows.

The property can be accessed at either side, with both entrances leading into the kitchen. The spacious, open plan kitchen diner is the heart of the home and is fitted with a range of shaker style wall and base units with complimentary work surfaces incorporating a Belfast sink, ceramic hob, double oven and dishwasher. There is a useful breakfast bar and ample dining space. The utility room can be accessed from the kitchen and is plumbed for a washing machine.

The hallway provides access into the two reception rooms, both positioned at the front of the property with the living room enjoying a dual aspect with a fabulous large bay window creating an abundance of natural light.

Completing the ground floor accommodation is a WC with wash hand basin.

A staircase in the hallway leads up to the first floor where there are three double bedrooms, with the master bedroom benefitting from an en-suite bathroom comprising of a corner shower cubicle, panelled bath, WC and wash hand basin. The

main bathroom is also fitted with a corner shower cubicle, panelled bath, WC and wash hand basin.

The staircase continues up to the second floor with a double bedroom, large dressing/storage area and study.

Externally there are grounds of circa 0.6 acres, including a private driveway and parking for several cars. The gardens are mainly laid to lawn and are surrounded by stunning countryside with views of the river North Tyne. Mature trees, hedges and stone walls border the property creating privacy and seclusion.

LOCATION

Humshaugh is a desirable village close to Hadrian's Wall in the heart of the Tyne Valley, enjoying a range of amenities including a first school, doctors surgery, village shop and popular public house 'The Crown Inn'.

Humshaugh is located approximately five miles north of the popular market town of Hexham, the amenity centre for the surrounding rural communities offering a variety of shops, services and social facilities. There are good road and rail links giving access to the main routes to Newcastle upon Tyne and Newcastle Airport to the east as well as Carlisle to the west.

SERVICES

Mains electricity and water are connected. Drainage via a shared septic tank. Oil fired heating to radiators also supplying the domestic hot water.

CHARGES

Northumberland County Council tax band E.

VIEWINGS

Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 608980.

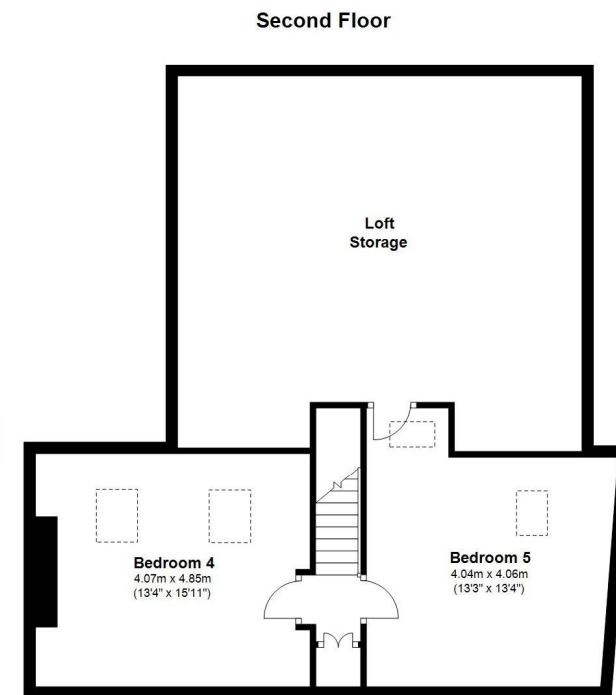
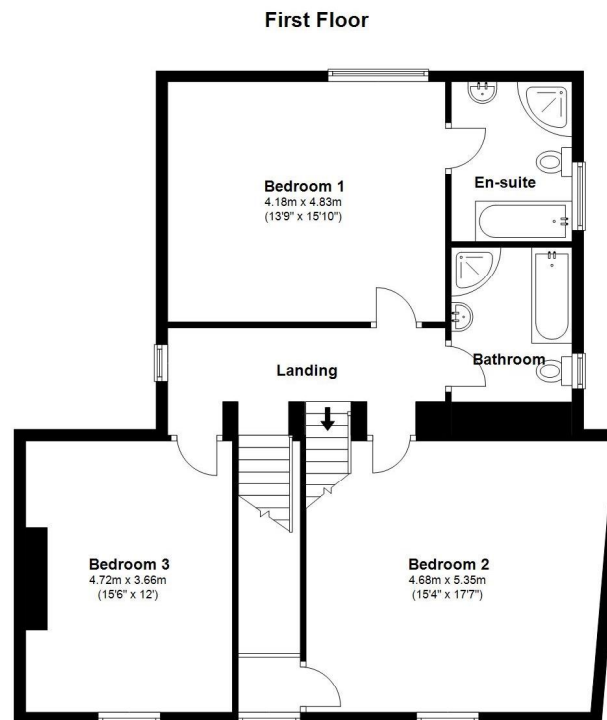
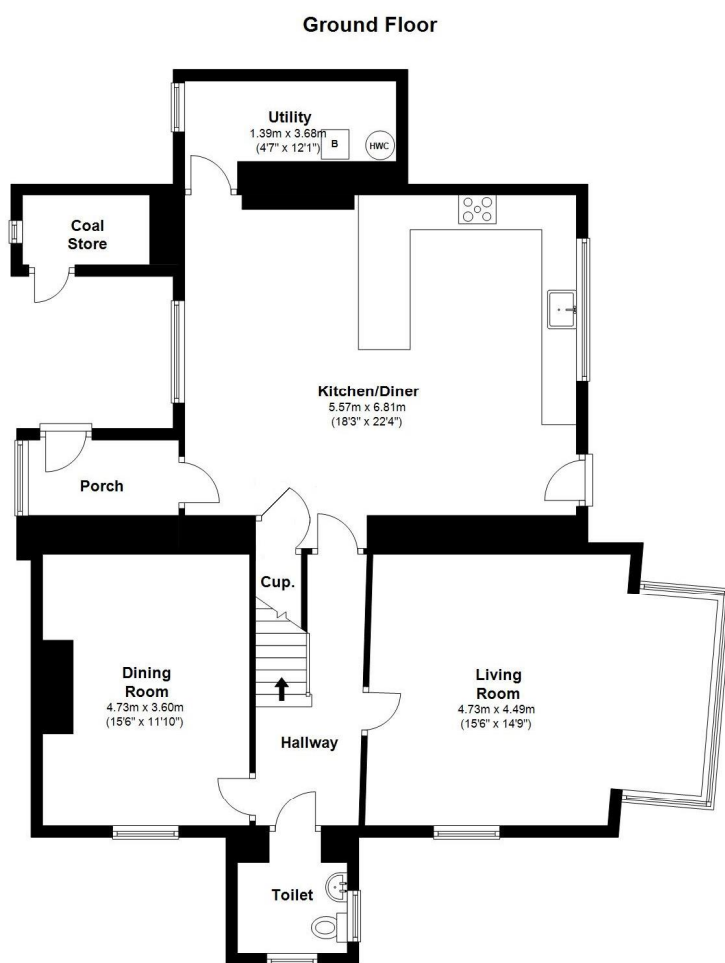
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