

SIGNATURE

NORTH EAST

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 Boat Road, Hexham NE48 2AP

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Offers In Excess Of £490,000

Signature North East are delighted to offer to the sales market this RARE and simply stunning four bedroom detached home to the market.

Located in the picture-perfect village of Bellingham, near Hexham, Ewesley House was built by the current owners in 1999 with quality and individuality in mind. This home has serious curb appeal and boasts many sought-after saleable features. The property has a versatile layout which lends itself to potential purchasers seeking a private wing on the ground floor.

The house comprises from the official front door a large entrance hall leading off to two stunning reception rooms, with feature log burning stoves, one with access to the kitchen and the other with access straight onto the huge decked area overlooking the main part of the garden, both rooms with uninterrupted views of the immaculate gardens. The custom made high-quality kitchen is in the heart of the home boasting some appliances, a central island with seating and a walk-in pantry. There is a large utility area with floor to ceiling storage and a door leading to the driveway, garage and a W.C. The large double garage is fitted with utility-style units, plumbing for a washing machine, access to the house and a remote control roll-top door. Completing the ground floor is a guest bedroom and large bathroom with a stylish roll top bath and shower.

To the first floor and off the generous landing there are three large double bedrooms, one being the master with a walk-in dressing room and two with private en suite facilities. An office area is tucked away along the hall.

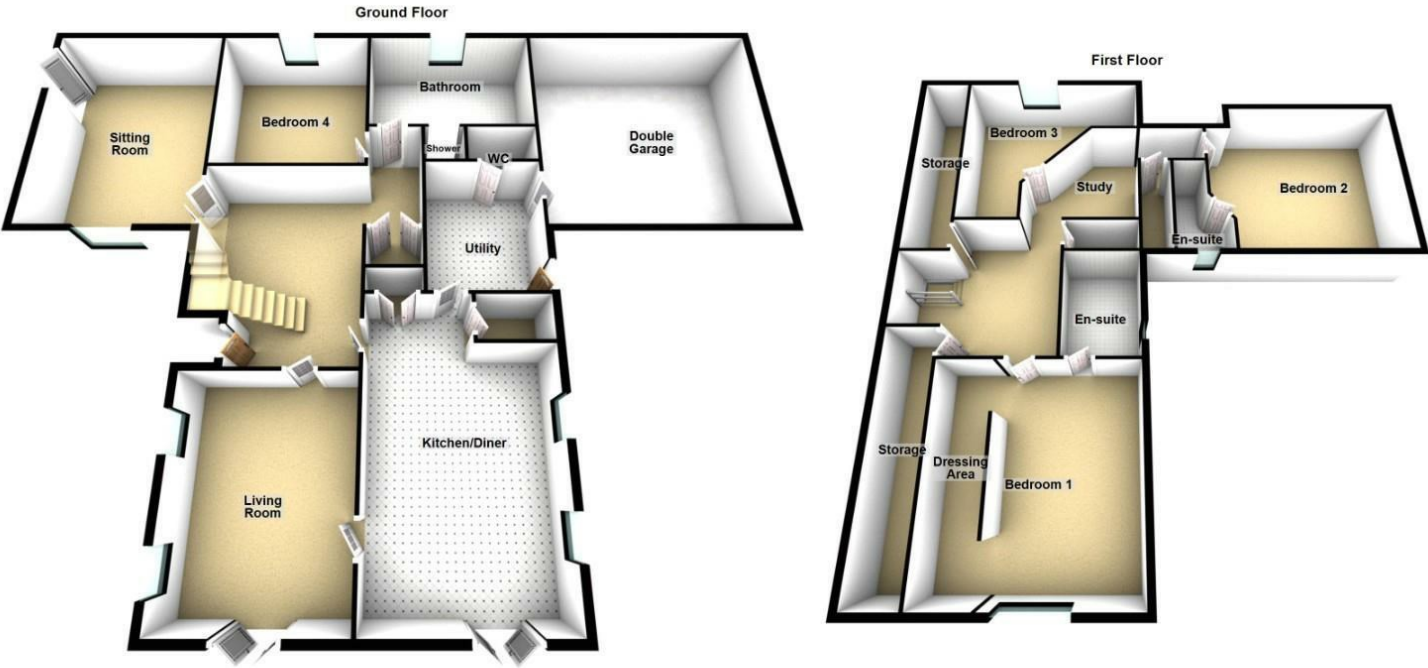
Sitting in a very modest plot consisting of a wrap-around garden mainly laid to lawn with mature shrubs/fruit trees, a pond and numerous patio areas as well as a greenhouse and garden shed. There is a substantial wood store/storage/carport and a beautiful summer house with wood burning stove currently used by the current owners as a workspace. The large gravel driveway can accommodate several cars with gates off the private access road.

Viewings are highly recommended to appreciate this remarkable home.

PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.



PROPERTY FLOORPLAN



Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.
Plan produced using PlanIt3D.

Measurements:

- Living room
17'1" x 13'3"
- Kitchen diner
23'2" x 14'6"
- Utility
11'8" x 10'5"
- Double garage
19'6" x 19'6"
- Bathroom
15'6" x 9'9"
- W.C
5'10" x 3'2"
- Bedroom one
13'8" x 13'0"
- Sitting room
19'7" x 14'7"
- Bedroom two
17'3" x 17'0"
- Ensuite
10'8" x 6'9"
- Bedroom three
17'0" x 15'0"
- Study
10'9" x 10'3"
- Bedroom four
16'1" x 12'8"
- Ensuite
7'3" x 4'8"

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC







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