



Chesterwood Grange
Chesterwood, Hexham, NE47 6HW

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Guide Price: £695,000

Traditional stone property situated in rural setting with panoramic views to the south and west.

- Traditional stone property
- Land extending to c. 10.55 acres
- Noteworthy character features
- Substantial and versatile accommodation
- Self-contained home office unit with two offices
- Further development potential
- EPC rating F

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Hexham - 01434 608980



DESCRIPTION

Traditional stone property situated in rural setting with views to the south and west.

Chesterwood Grange is a traditional period farmhouse boasting many character features. Benefitting from further extension into the adjoining outbuildings it provides a substantial amount of accommodation making the perfect family home.

The lobby leads to a well appointed kitchen with aga, wall and floor units and a staircase to the first floor. A conservatory adjoins the kitchen and has panoramic views over the surrounding countryside. There is a separate good sized dining room and useful pantry.

The main entrance hall with feature fireplace and traditional staircase gives access to a stunning light and spacious drawing room with traditional shutters, a log burning stove and two deep window seats which frame the mature gardens and views over the surrounding countryside. Also on the ground floor is a study, utility and w/c.

Stairs from the hall and kitchen lead to the first floor accommodation comprising six double bedrooms, two with

original fireplaces plus one single bedroom. There are two bathrooms and a separate w/c.

EXTERNALLY

The property is accessed from the lane onto a gated tarmac drive. There are mature well maintained south facing gardens with a wicket gate leading to the land.

A traditional outbuilding houses three stores with another to the rear of the property housing the boiler

HOME OFFICE

For those who work from home, there is a self contained home office with two separate offices, kitchen units and w/c.

THE LAND

To the east of the property is approximately 10.55 acres of good permanent pasture land which is ideal for horses or livestock. The land is well fenced and has water in each field. The land is accessed directly from the lane. There is currently a grazing agreement in place which terminates in December 2020.

LOCATION

Chesterwood Grange is located one mile north of Haydon Bridge

in an elevated position enjoying beautiful views over the surrounding countryside.

Haydon Bridge is a popular village with an excellent range of local services and amenities including a small supermarket, butchers, post office and pharmacy. The market town of Hexham is just 6.5 miles to the east providing a wider range of amenities.

Railway stations in Haydon Bridge and Hexham which provide further links east and west. The A69 and A68 are in close proximity and provide excellent road links east to Newcastle and west to Carlisle with onward access to the A1 and M6 making the village ideal for commuters. Newcastle Airport is 27 miles east

SERVICES

Mains electricity and water, oil central heating and septic tank drainage which is shared with the neighbouring property

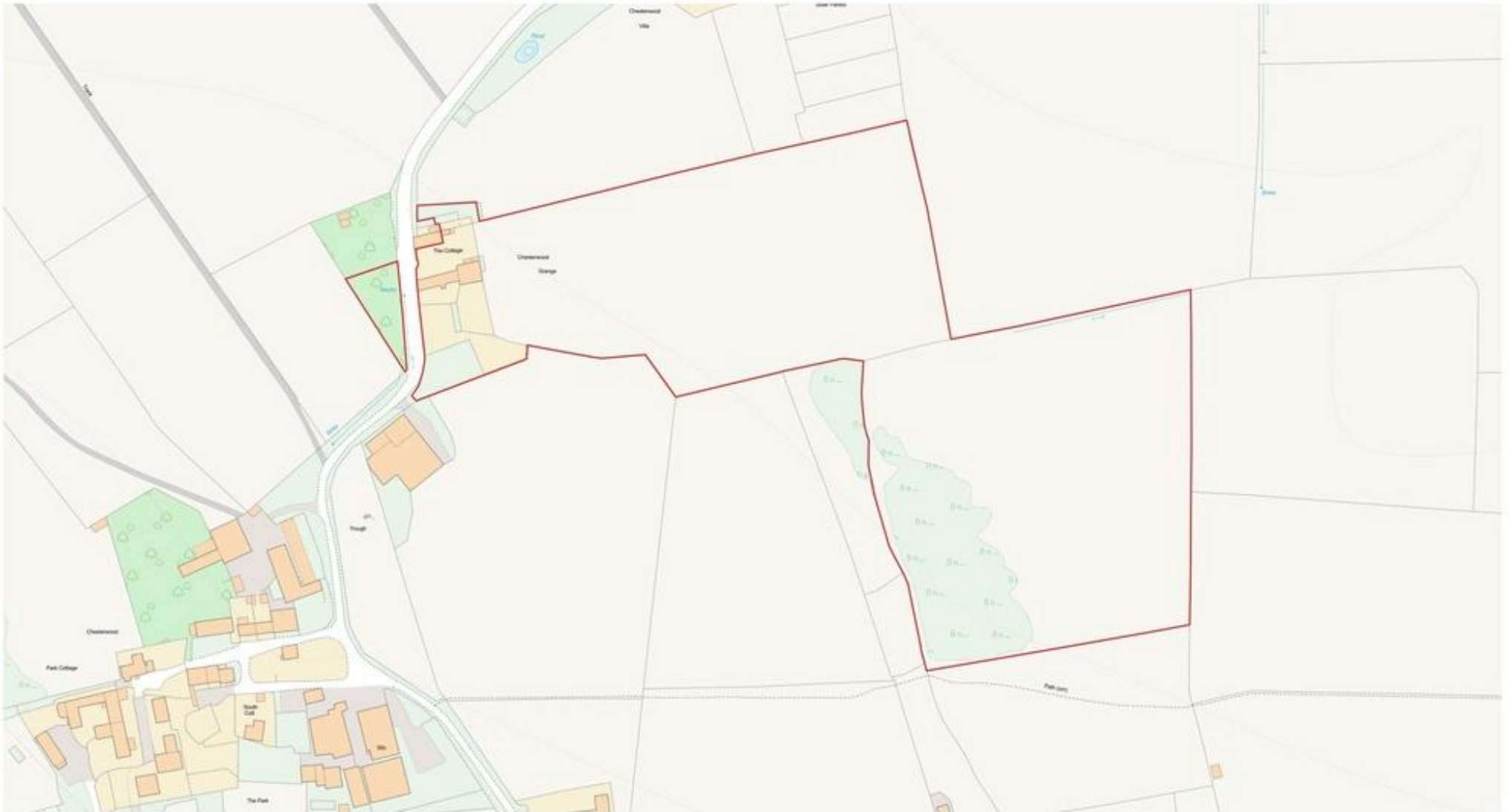
CHARGES

Northumberland County Council - Council tax band G

VIEWINGS

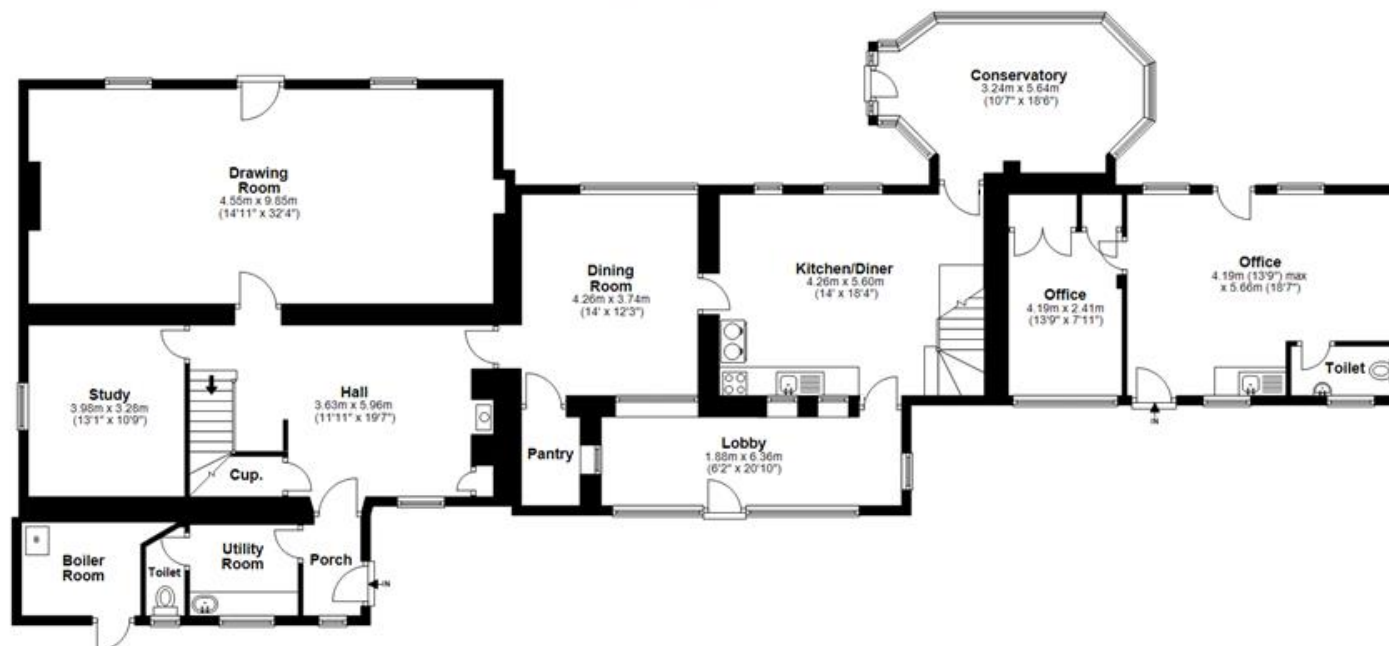
Viewing is strictly by appointment. Please contact youngsRPS Hexham office on 01434 608980



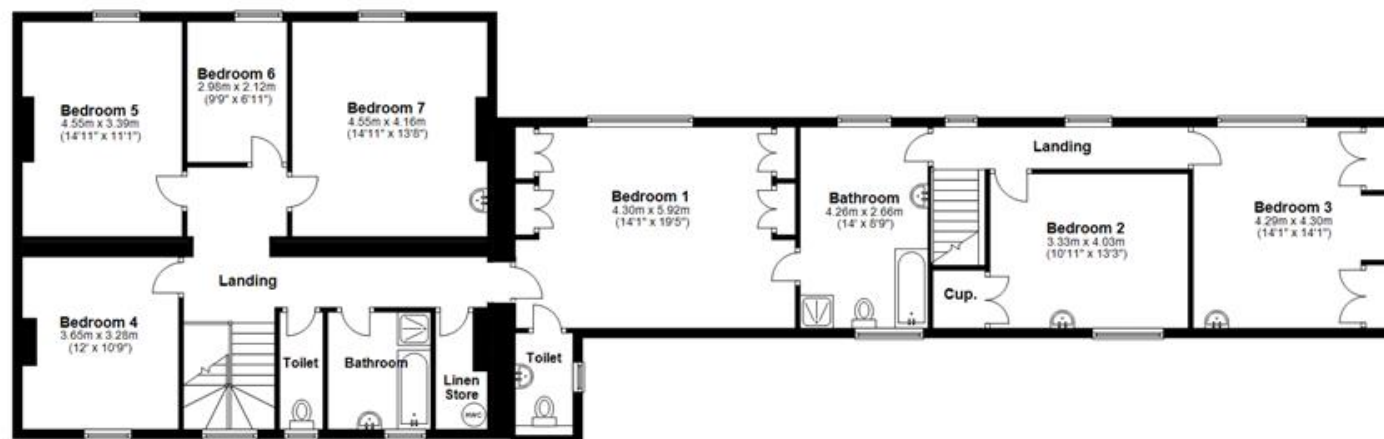




Ground Floor
Approx. 221.4 sq. metres (2382.6 sq. feet)



First Floor
Approx. 170.6 sq. metres (1826.1 sq. feet)



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