



Breckon Hill House,
Lowgate, Hexham, NE46 2NL

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Hexham

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Guide Price: £995,000

Breckon Hill House is a fully renovated beautiful stone built Grade II listed farmhouse enjoying an idyllic countryside setting on the outskirts of Hexham with land and grounds extending to approximately 3 acres and fabulous countryside views.

- Traditional Northumbrian farmhouse
- Fully renovated
- Four bedrooms
- Stunning countryside setting
- Close proximity of Hexham
- Far reaching views
- Land and grounds extending to 3 acres
- More land available by separate negotiation

youngsRPS 
Hexham - 01434 608980



DESCRIPTION

Breckon Hill House is a fully renovated beautiful stone built Grade II listed farmhouse enjoying an idyllic countryside setting on the outskirts of Hexham with land and grounds extending to approximately 3 acres and fabulous countryside views. The property offers versatile accommodation with many noteworthy character features including attractive fireplaces, beamed ceilings and deep window sills. Approached via a long sweeping driveway the front door opens into a spacious and welcoming reception hallway/dining room with feature fireplace housing a multi fuel stove. The dining room provides access into the main reception rooms. There a lounge and a separate sitting room both enjoying feature fireplaces housing multi fuel stoves. The heart of this home is undoubtedly the breakfasting kitchen which is bright and spacious with vaulted beamed ceiling and a large dining/seating area. The kitchen has been tastefully fitted with a range of wall and floor units with complementary quartz worktops incorporating an inset sink, integrated dishwasher and electric Aga. Large central island with built in wine cooler and spacious dining/seating area with multi fuel stove. The

kitchen also boasts a useful pantry. A door in the kitchen provides access to the rear of the house. The ground floor also boasts a separate snug, utility room and a ground floor shower room. Stairs lead up the first floor where there are four good sized bedrooms, two of which enjoy stylishly fitted en suite shower rooms. There is a separate family bathroom comprising a free standing bath, large separate shower cubicle, wash hand basin and wc.

EXTERNALLY

The property is approached via a long sweeping driveway which leads to both the front and the rear. To the front there is an extensive gravelled parking area. To the rear there is a paved patio seating area and a gate leads through to a lovely extensive walled garden to the side with a range of mature trees. There is land extending to 0.92 ha (2.27 acres). It is currently a single parcel of productive pasture. It has the benefit of the Cockshaw Burn running through the northern part which provides water. Access is from directly from the track. The land is well fenced and would be ideal for livestock or equestrian use

LOCATION

Breckon Hill is situated approximately 2 miles west 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. Septic tank drainage. Biomass central heating system also supplying the domestic hot water.

CHARGES

Northumberland County Council tax band F.

VIEWING

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







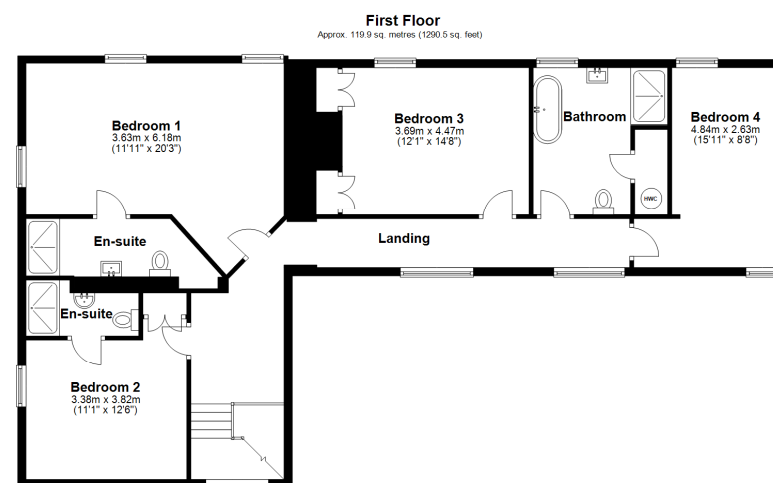
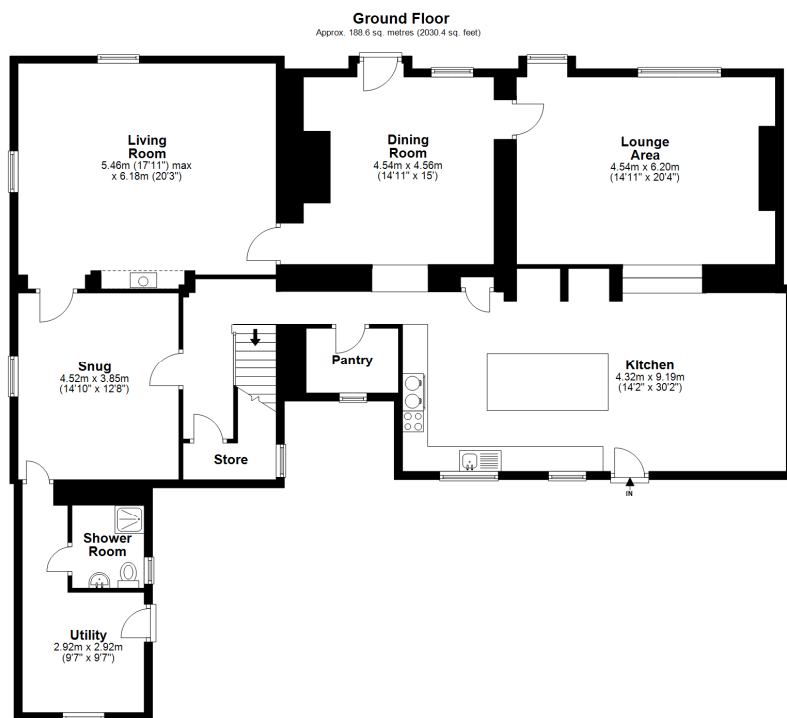
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Scale 1:1250 (at A4)





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