

BRUNTON

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SHAWS LANE, HEXHAM, NE46

Offers Over £480,000

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FIVE BEDROOM | STONE BUILT BARN CONVERSION | GREAT LOCATION

Brunton Residential are delighted to offer for sale this five bedroom stone built barn conversion situated on Shaws Lane in Hexham. Just a short stroll from Hexham's vibrant town centre, this property offers convenient access to a wide variety of shops, cafes, restaurants, and local amenities. Additionally, the home is within walking distance of excellent local schools, Hexham golf club and Hexham railway station, providing excellent transport links to Newcastle city centre and across the scenic Tyne valley

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Upon entering, you are welcomed into a tiled entrance porch leading into a spacious hallway with wood flooring, extending from the front to the rear of the property. The hallway includes two convenient storage cupboards, a WC and provides access to the main living area, two bedrooms, the office and a bathroom.

The property offers two reception rooms, including a generously sized lounge featuring a small inglenook fireplace with a multi-burning stove, sliding doors that open onto a paved area at the front, and double doors leading into the dining room. The dining room is a good-sized room with space for a table and chairs and a south-facing window. The well-proportioned kitchen is fitted with wooden base and wall units, granite effect worktop surfaces, and integrated appliances such as a dishwasher, fridge, and a ceramic sink with a mixer tap. There is a free-standing range cooker and tiled splashbacks. Dual-aspect windows fill the space with natural light, and there is ample room for dining. There is a spacious family bathroom, fitted with a bidet, WC, pedestal sink and shower.

The ground floor offers three double bedrooms, one of which is currently used as a study.

On the dormer level, there are two impressive, generously sized double bedrooms with Velux windows. One of these bedrooms benefits from built-in wardrobes spanning the width of the house. This level also includes a family bathroom, equipped with a bath, washbasin, and WC, complemented by Velux windows.

Externally, the property features off-road parking for two cars, a detached double garage, and beautifully planted and lawned gardens with a range of productive fruit trees.

Freehold - EPC Rating D



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland
County Council

COUNCIL TAX BAND : F

EPC RATING : D

