

# BRUNTON

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## RESIDENTIAL



**TYNEDALE TERRACE, HEXHAM, NE46**

Offers Over £525,000



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Stylish & Well-Maintained Victorian Terraced Home Set Behind Private Mature Lawned Gardens & Boasting an Impressive Extended Kitchen/Dining and Family Space, Two Excellent Reception Rooms, Five Beautiful Bedrooms, Generous Family Bathroom & Private Enclosed Rear Courtyard with Garage!

This superb period terraced home is ideally situated on the desirable Tynedale Terrace, Hexham. Tynedale Terrace, which is tucked just off Whetstone Bridge Road and Westfield Terrace, is perfectly positioned only a short walk from Hexham Town Centre with its shops, cafés, restaurants, and amenities.

The property is also placed close to outstanding local schooling and The Sele Park and Gardens, providing easy access to lovely open green spaces. Hexham benefits from excellent transport links, with regular train services connecting the town to Newcastle, Carlisle, and the wider Tyne Valley, as well as easy access to the A69 for convenient road travel across the region.



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A welcoming lobby leads into a spacious entrance hall with stairs rising to the first floor. To the right, a generous lounge features a walk-in bay window, ceiling rose and a central fireplace, creating a warm and inviting space.

Toward the rear of the ground floor is a second reception room, currently used as a music room. This charming space benefits from wood flooring, a period cast-iron fireplace, and a window overlooking the rear courtyard.

At the very rear of the home, the current owners have thoughtfully extended and re-modelled to create a superb open-plan kitchen, dining, and family area. The contemporary kitchen includes underfloor heating, a range cooker, space for a double fridge/freezer, and windows overlooking the courtyard. Velux windows fill the room with natural light. The understairs area has also been cleverly converted into a useful guest WC.

On the first floor, the landing provides access to three bedrooms. The principal bedroom, located at the front, boasts an original cast-iron fireplace with decorative tiles and a marble surround, ceiling rose along with delightful views over the mature front garden. The second double bedroom, at the rear, also enjoys a period fireplace. The third bedroom, currently used as a child's bedroom, is positioned to the side and could easily serve as a nursery or a home office.

Also on this level is a stylish family bathroom featuring a large walk-in shower, separate bath, WC, ceramic vanity sink, heated towel rail, and partially tiled walls. In addition, a separate WC is located toward the rear.

The staircase continues to the second floor, which opens into two further spacious double bedrooms, each with newly fitted dormer windows (installed in 2024) and cast-iron fireplaces. This floor also includes a dedicated laundry room, complete with plumbing for a washing machine, a large water tank and boiler, ceiling-mounted clothes lines, and access to valuable eaves storage.

Impressively many rooms throughout the home retain their original coving.

Externally, the property is set back behind beautifully maintained mature lawned gardens, with paved walkways, a seating area, well-stocked borders and hedging offering a sense of privacy. To the rear, a charming enclosed courtyard features paving, maturing and fruitful fig tree and espaliered pear, and gated access to the rear service lane. A detached garage provides secure off-street parking or additional storage.





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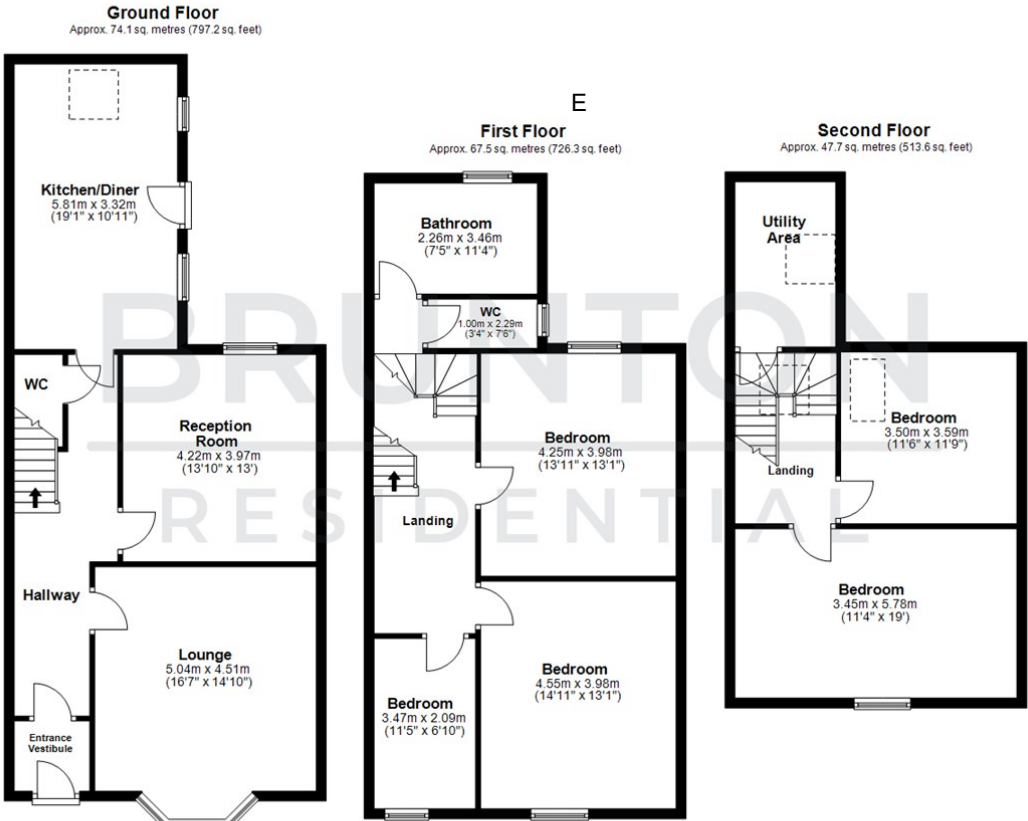
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : E

EPC RATING :



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |