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WINDMILL HILL, HEXHAM, NE46

Offers Over £535,000

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Stylish & Extended Stone Built, Semi-Detached Family Home Boasting Outstanding Open Aspect Views Over The Tyne Valley, with an Exceptional Open Plan Kitchen/Dining & Family Space, Delightful Lawned Rear Gardens, Three/Four Bedrooms, Family Bathroom plus Two En-Suites, Garden Store/Studio & Perfectly Located on the Desirable Windmill Hill, Hexham.

This superb, period, semi-detached family home is ideally located on Windmill Hill, Hexham. Situated just a short walk from outstanding local schooling, this excellent property is also placed close to an excellent array of shops, cafes, restaurants and transport links and has been sympathetically modernised, and extended by the current owners.

The property, which is well presented throughout, boasts a wealth period charm and manages to mix modern detail and period detail with ease.

Windmill Hill, tucked just off Kingsgate Terrace, is perfectly positioned just a stone's throw from The Sele and offers direct access into central Hexham. Residents can enjoy a wonderful array of shops, cafés, amenities, and the popular local market. The property is also ideally placed for access to outstanding local schools, including The Sele First School, Hexham Middle School, and the highly regarded Queen Elizabeth High School.



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The internal accommodation comprises : Entrance hall with wood polished flooring and stairs leading to the first-floor landing with under-stairs store. The inner hallway provides access to a front-aspect lounge featuring a walk-in bay window and a period fireplace.

To the rear of the property is a superb, open-plan modern kitchen, dining, and living area. This bright and spacious space includes a second fireplace, ample space for a dining table, an abundance of natural light from large windows, and continued wood flooring throughout. The kitchen is well-appointed with a range of contemporary wall and floor units, granite worktop surfaces, a breakfast bar, and integrated appliances including an oven, hob, and extractor fan. An external door provides convenient access to the side terrace (which is covered) and to the garden.

From the living area, stairs descend to a lower ground floor landing, where you'll find another external door leading to the gardens, from here, further stairs lead down to the lower ground floor/basement level, which could be utilised as a fourth bedroom/reception room, or office. This versatile space also benefits from an en-suite shower room and an additional storage unit with electric under-floor heating.

To the first floor, there are two well-proportioned double bedrooms, both served by a family bathroom, complete with a freestanding roll-top bath, separate shower cubicle, wash basin, and a separate WC.

The second floor hosts a further good-sized bedroom, enhanced by 'Velux' windows and again with its own en-suite shower room, featuring a large walk-in shower, wash basin, and WC.

Externally, to the front is a gravel driveway leading to the entrance, and a carport to the side with a small store. To the rear, is a delightful and mature private garden with recently installed outbuilding/annex. This outdoor space is beautifully landscaped with established trees, plants, shrubs, and well-stocked borders. There is ample off street parking at the property and superb views out over the Tyne Valley.



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : E

EPC RATING :



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

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