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COOKS HOUSE, HEXHAM

Offers Over £825,000

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Brunton Residential is delighted to present Cooks House, a charming stone-built detached family home and a rare equestrian gem set within approximately 9 acres of private grounds. This exceptional property offers a spacious interior featuring four generous bedrooms, including a luxurious principal suite with an en-suite bathroom. The home also boasts two additional well-appointed bathrooms, multiple reception rooms, and a large kitchen that seamlessly flows into a breakfast room, complemented by a convenient utility/boot room.

Nestled on a private plot, Cooks House enjoys a prime location in Hexhamshire, offering privacy and breathtaking panoramic views across the Tyne Valley. The expansive grounds include beautifully landscaped gardens, several paddocks, and a superb riding menage arena. The stable block features four stables, hay barn, and a feed store. Additional outbuildings comprise a double garage, timber store, and an outside WC.

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Cooks House has a striking stone-built exterior, featuring classic Georgian-style windows and a welcoming entrance that leads to a porch. The exterior has been meticulously looked after, enhancing the property's charm. Inside, stairs lead up to the first floor from the sitting room, where you'll find a carved wood fireplace with a log-burning stove. A door opens into the garden room, offering access to both the front and rear gardens and providing impressive panoramic views.

To the right of the stairs, a door opens into the dining room, which has windows on two sides, an inglenook fireplace with a gas stove, and enough space to seat eight comfortably.

This leads into the kitchen, which is well-equipped with wall and base units, plus an AGA stove that adds character. The kitchen also features Kardean flooring. Integrated appliances include a dishwasher and a larder fridge. A small space beside the entrance archway offers extra prep space or could be used as a work area.

At the back of the house, the breakfast room is an extension with dual-aspect windows that look out over the rear garden and paddocks, making it a bright and inviting space. This, in turn, leads to a large utility room with a sink and room for machines, along with a convenient boot room offering ample storage, which connects to a downstairs shower room along with WC.

Upstairs, the principal bedroom is spacious and bright, with fitted wardrobes and fantastic countryside views. The en-suite includes a large bath and a separate walk-in shower. There are three additional bedrooms: two generous doubles and a third that could be used as an office or child's bedroom, all sharing a modern family shower room.

Externally, Cooks House is accessed via a long driveway with plenty of parking for several vehicles. There's direct access to a double garage with power, additional storage, and gates leading to the paddocks. The front of the house has a large lawn, a small walled garden, and a path to the front door. The rear of the property includes a potting shed, greenhouse, and neat patio area.

The property also features four stables, a hayroom room and a feed room. There's a field shelter in one of the paddocks, an outdoor ménage arena measuring 40x20 yards with a rubber surface, and several paddocks divided into six enclosures. All are easily accessible from the house, and the property totals over 9 acres.



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : G

EPC RATING : D

