



East Lands Bank House,
Dipton Mill Road, Hexham, NE46 1RY

youngsRPS 

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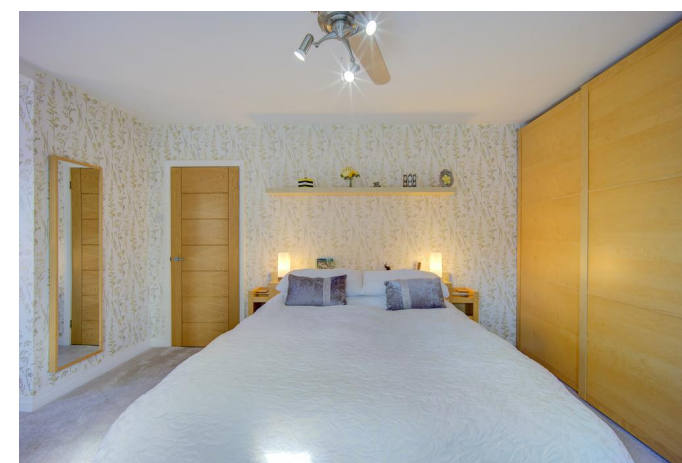
Dipton Mill Road

Hexham

NE46 1RY

East Lands Bank house is a substantial and versatile brick built five bedroom detached house situated within the sought after area of Dipton Mill.

- Detached house
- Two driveways
- 5 bedrooms
- Stunning gardens
- Double garage
- Conservatory
- Potential for annex
- Energy efficiency rating D



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Youngs Hexham 01434 608980



DESCRIPTION

The property has been thoughtfully designed and has been built to a high specification with the potential to create a separate Annex. East Lands Bank House sits within a generous private plot with stunning landscaped gardens, two driveways with sufficient parking for several cars, a double garage and summer house.

The front door opens into the inviting entrance hallway with staircase leading to the first floor, the large dining room can be accessed from the hallway and kitchen with ample space for dining and entertaining with bay window to the front elevation. The sitting room again has a bay window to the front elevation with patio doors leading to a conservatory with solid roof for all year round use and enjoys superb views over the garden. The kitchen/breakfast room is fitted with a range of stylish shaker style wall and base units contrasting work surfaces with splash back ceramic tiling incorporating a five burner LPG gas hob with electric oven range style cooker with extractor fan above, stainless steel sink unit and drainer, integral dishwasher, fridge and microwave as well as a shelved pantry. The inner hall leads which leads to a rear porch and has access to a bathroom with corner bath, shower enclosure, hand basin set into a vanity unit and low level wc. The snug/reception room has a step down leading to the utility room which is fitted with wall and base

cabinets stainless steel sink unit and drainer, plumbing for washing machine, space for tumble drier, oil fired central heating boiler and door to the double garage.

The first floor has a spacious landing, two double bedrooms both with en suite facilities and one with floor to ceiling fitted wardrobes and a single bedroom currently used as a study. A further two bedrooms with jack and jill bathroom are located in the annex.

The fantastic gardens are certainly a feature of this property with two driveways and parking for several cars. There is a double garage with power and a timber summer house, gardens wrap around the property and are mainly laid to lawn, with mature raised borders with an array of plants and shrubs. The garden includes a fish pond, vegetable garden, external lighting, pleasant patio and several seating areas.

LOCATION

Hexham was voted the happiest place to live in Great Britain by Rightmove's annual Happy at Home index in 2019 and 2021. It is a sought-after thriving market town, hosting the historic Hexham Abbey, Old Gaol Museum, weekly markets, array of independent businesses and shops, cafes, restaurants, theatre, library, cinema,

galleries, golf course, sports clubs, Wentworth Leisure Centre with swimming pool and bowling alley, Hexham Racecourse, River Tyne, and country walks.

Hexham is set within excellent road and rail distance of Newcastle, Carlisle and beyond; making it the perfect location for those that enjoy both country and metropolitan pursuits. Surrounded by the tranquil Tyne Valley countryside, you can travel via Hexham Railway Station, the modern bus station or car.

SERVICES

Mains electricity and water are connected, drainage via septic tank. Oil fired central heating to radiators also supplying the domestic hot water.

CHARGES

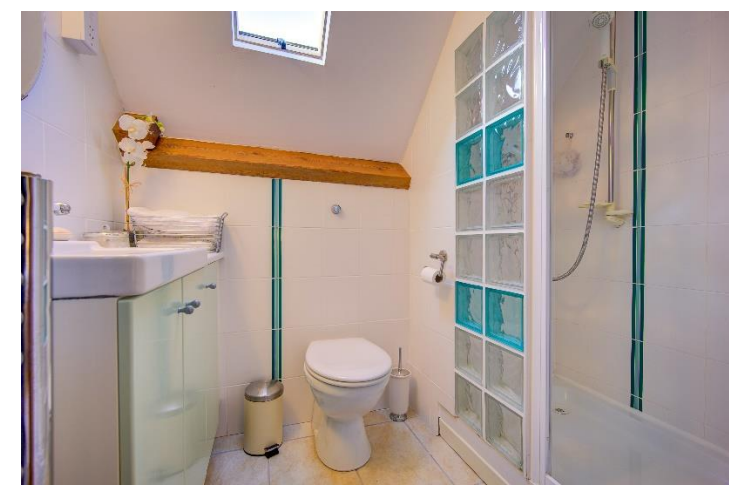
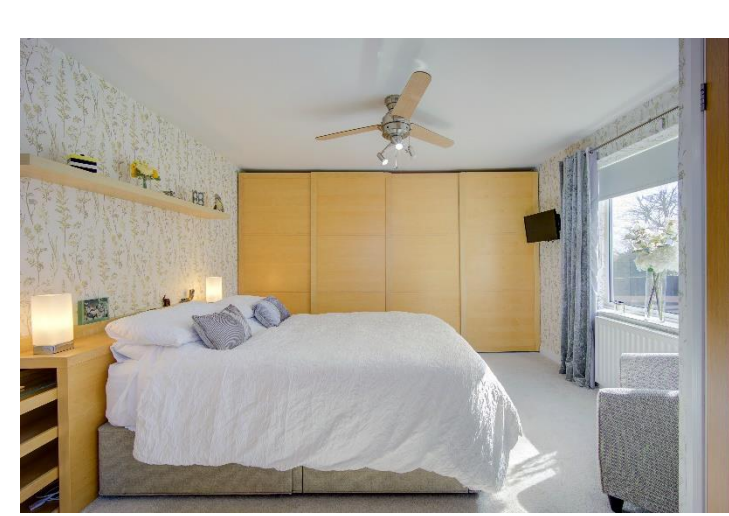
Northumberland County Council tax band F

VIEWINGS

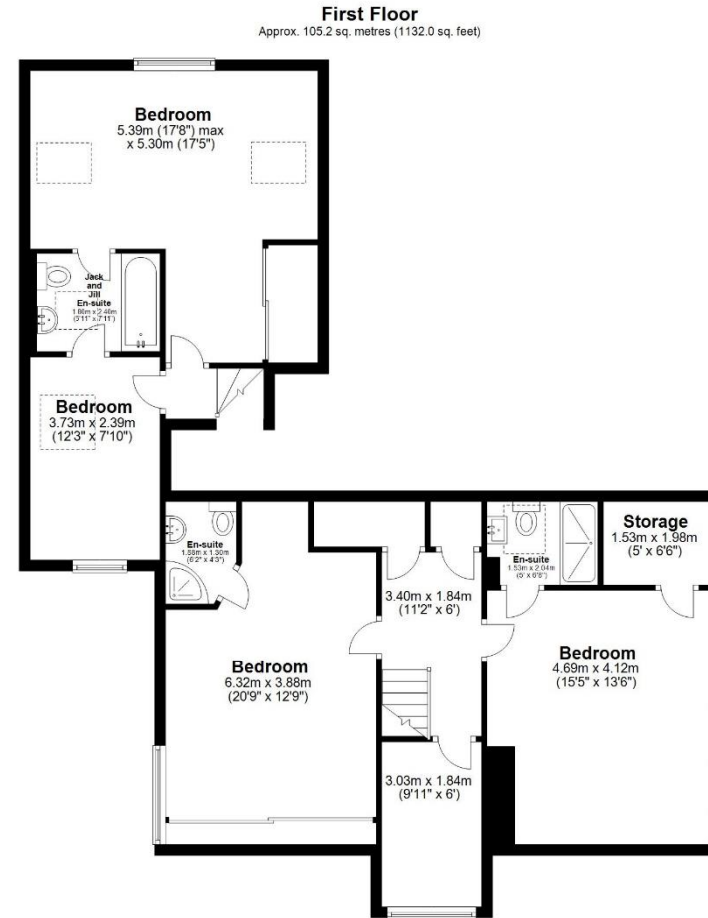
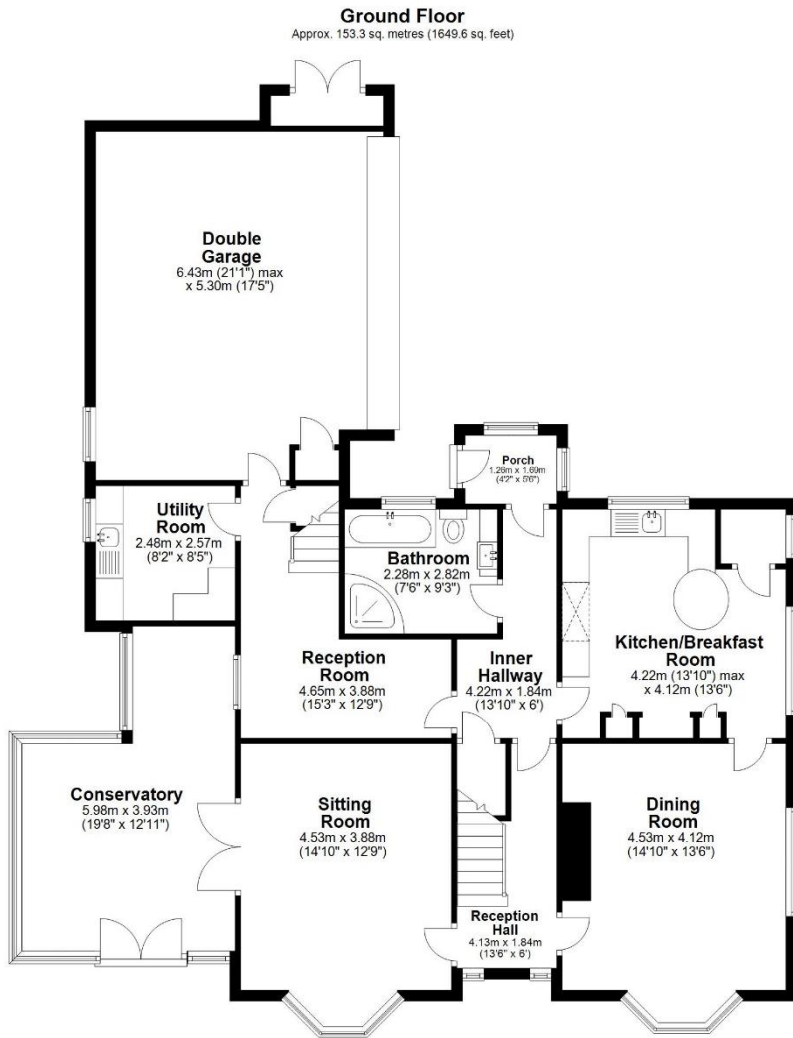
Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 608980.

FREE MARKET APPRAISAL

We would be pleased to provide professional, unbiased advice on the current value and marketing of your existing home.







Total area: approx. 258.4 sq. metres (2781.6 sq. feet)
Eastlands Bank House, Hexham

IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



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