



THE HAWTHORNS, BOAT ROAD, BELLINGHAM
HEXHAM, NORTHUMBERLAND, NE48 2AP



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A well equipped equestrian small holding situated within a picturesque setting on the outskirts of the North Tyne village of Bellingham. A three/four bedroom bungalow set within 5.2 acres including paddocks and a range of outbuildings.

- Three/four bedroom bungalow
- Set within circa 5.2 acres
- Equestrian facilities
- Countryside setting
- No onward chain
- Outskirts of the village
- EPC rating E

GET IN TOUCH

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DESCRIPTION

The front door opens into the entrance hallway with bedroom and living accommodation either side. Off the hallway the dining kitchen is well appointed with wall and base cabinetry with quartz work surfaces incorporating an undermount sink. The kitchen has integrated appliances including, fridge freezer, oven, hob and dishwasher. The kitchen also includes a breakfast bar that enjoys a lovely view out across the garden to the paddocks and river beyond. The living room has a feature fireplace, as a focal point of this bright and spacious room that connects to the patio area in the south facing garden via sliding doors. The rear hallway includes a cloakroom/WC and can be used as another entrance to the property. The former double garage has been converted to create a flexible living or additional bedroom space. The utility room has fitted base cabinets along one side that has a stainless steel sink integrated into the units, plumbing for a washing machine and a space for a tumble dryer. The utility room provides rear access to the gardens and stables.

The main bedroom is a generous double bedroom that has a lovely outlook across to the paddocks and river beyond, the second and third are still double bedrooms that have fitted wardrobes. The family bathroom has a three-piece suite comprising: a bath with shower over, WC and wash hand basin set within a vanity unit.

The Hawthorns has a private gravelled driveway that leads down to the parking area with space for several vehicles, the driveway then continues past the bungalow to the building and yard to the rear. The rear garden is mainly laid to lawn and enjoys a lovely outlook over the paddocks across to the North Tyne. There is a paved patio area that connects the garden and the living room, perfect for summer evening and afternoons entertaining. The garden continues around to the side of the property and has raised bedded planting areas and a gate through to the stable blocks and yard.

The main yard is access via the driveway that comes down past the property into the initial gravelled yard that has field access to the paddocks, the

machine house and tack room before it then splits and gives access to the two stable blocks. The first block of 4 stable has a concrete base and are open to the paddocks at the front, the second block set to the rear of the stack yard is another block of four stables situated alongside the concrete base that used to be a horse walker.

In total the property is set with circa 5.2 acres, with the paddocks extending to circa 4.11 acres. The land has been divided into three equally proportioned paddocks with post and rail fencing separating the areas.

LOCATION

Situated perfectly at the foot of Boat Road, the property offers a stunning rural setting whilst only being a short distance from Bellingham village centre. Local outdoor attractions and activity centres of Kielder forest, dam and lake equally are only a short drive (10 miles to the dam). Bellingham is the areas major village, with local shops, cafes, and the GP practice and primary and middle schools. A full range of retail and leisure facilities as well as major supermarkets are available in the Market Town of Hexham about 16.5 miles away. Hexham train station offers additional public transport links, for the commuter rail services west to Carlisle and east to Newcastle Upon Tyne are regularly available in addition to the excellent road networks via the A68 and A69 dual carriageway.

Services

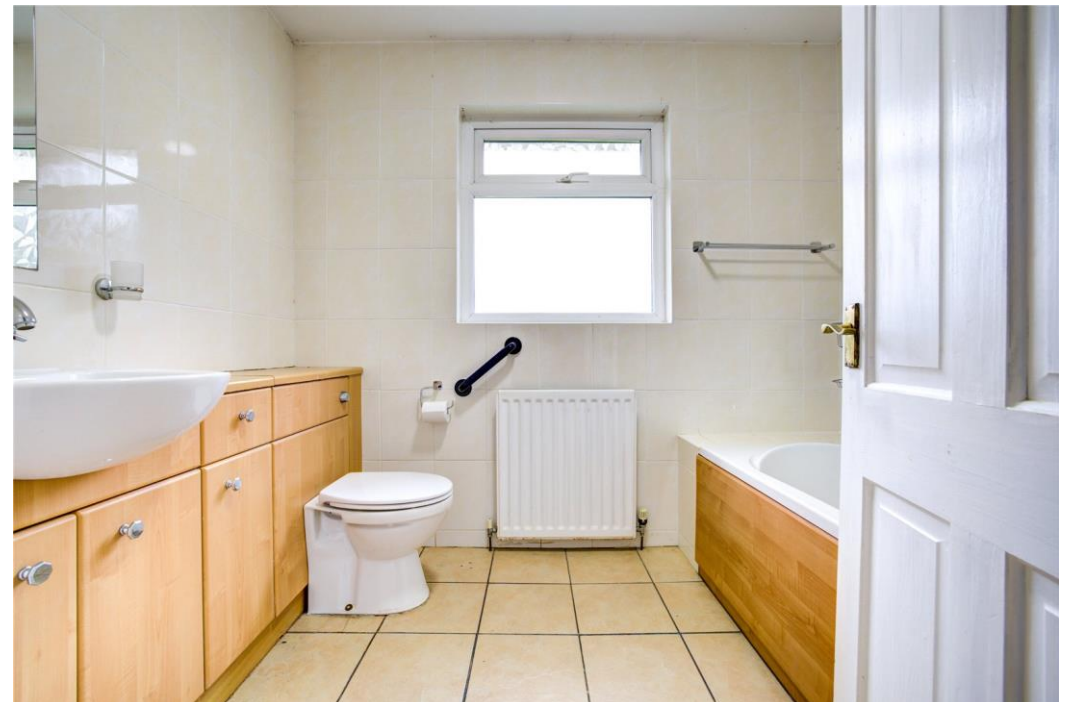
Mains water, electric are connected with oil fired central heating and drainage is to a new septic tank.

Charges

Northumberland County Council tax band B.

Wayleaves, easements and rights of way

The property is sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.







Free market appraisal

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

Viewings

Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS Hexham.

Referrals

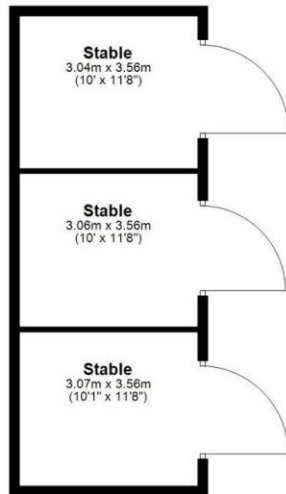
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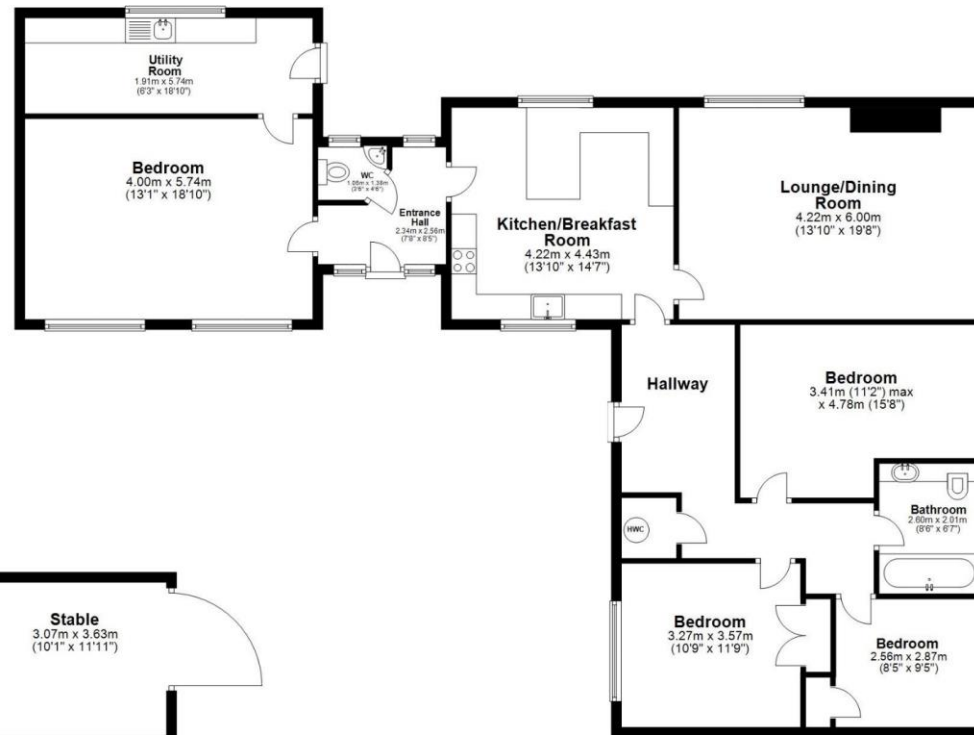
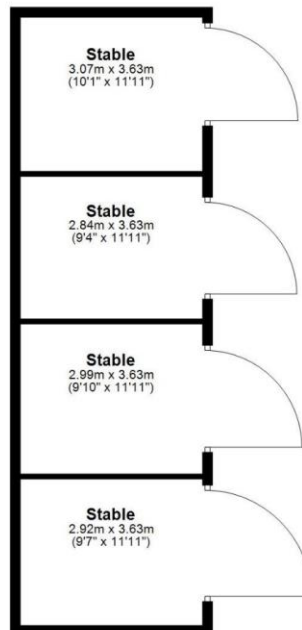








Barn and Stables



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