



BATTBURN, 9 BATT HOUSE ROAD,
STOCKSFIELD, NORTHUMBERLAND, NE43 7QZ



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Set on one of Stocksfield's most prestigious addresses, Battburn is a distinguished detached four-bedroom residence exuding charm, character, and timeless elegance.

- Four bedrooms
- Spacious and versatile accommodation
- Characterful property
- Generous plot, with landscaped gardens
- Private driveway with ample parking
- No onward chain
- EPC rating E

ASKING PRICE £575,000

GET IN TOUCH

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Description

A glazed porch opens to a grand central hallway, leading to two beautifully appointed reception rooms. The principal living room features a striking fireplace, serene garden views, and access to a delightful conservatory and bar area, perfect for entertaining. The formal dining room offers refined ambience with its cast iron fireplace and picture window overlooking the gardens.

The kitchen centres around an Aga, complemented by bespoke cabinetry, an integrated hob, and a cosy family dining area. A practical utility room provides additional storage and access to the rear yard, garage, and workshop.

Upstairs, two generous double bedrooms and two well-proportioned singles provide flexible family accommodation, all served by a family bathroom.

Approached via a private gravel driveway, Battburn sits gracefully within approximately 0.6 acres of beautifully landscaped gardens. Expansive lawns, mature trees, and elegant seating areas create a haven of peace and privacy. A detached double garage and workshop complete this exceptional home.

Battburn offers an exquisite blend of period charm, modern comfort, and idyllic surroundings, a truly rare opportunity in one of the Tyne Valley's most sought-after locations.



Location

Stocksfield is a highly desirable village in the beautiful Tyne Valley, just 14 miles west of Newcastle and 10 miles from Hexham. Blending rural charm with excellent transport links, it's ideal for those seeking countryside living with easy city access.

Set along the south bank of the River Tyne, the village enjoys leafy surroundings, scenic walks, and a friendly community feel. Local amenities include a post office, shops, primary school, doctors' surgery, and sports clubs, with a wider range of facilities nearby in Corbridge and Hexham.

Stocksfield railway station provides regular services to Newcastle and Carlisle, while the A695 offers convenient road links across the region.

The village is known for its attractive homes, spacious plots, and strong community spirit, making it popular with families, professionals, and anyone looking to enjoy a peaceful yet well-connected lifestyle.

Services

Mains electricity, water, gas and drainage are connected. Gas fired central heating to radiators also supplying the domestic hot water.

Charges

Northumberland County Council tax band G.

Referrals

In accordance with the Estate Agents' (Provision of Information) Regulations 1991 and the Consumer Protection from Unfair Trading Regulations 2008, we are obliged to inform you that this Company may offer the following services to sellers and purchasers from which we may earn a related referral fee from on completion, in particular the referral of: Mortgages and related products our commission from a broker would be £100.00 incl VAT for Mortgages and £50 inc VAT for Insurances, however this amount can be proportionally clawed back by the lender should the mortgage and/or related product(s) be cancelled early.







Wayleaves, Easements and Rights of Way

The property is being 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

Viewings are strictly by appointment. Please contact the Hexham office to arrange a viewing 01434 608980.











Main area: Approx. 161.6 sq. metres (1739.1 sq. feet)

Plus outbuildings: approx. 27.8 sq. metres (298.3 sq. feet)

Batt Burn, 9 Batt House Road, Stocksfield

www.youngsrps.com
Hexham 01434 608980



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