



WEST STEEL, WHITFIELD, HEXHAM  
NORTHUMBERLAND, NE47 8JE



# WEST STEEL, WHITFIELD

Hexham, Northumberland, NE47 8JE

West Steel is a detached south facing stone built farmhouse, situated in a rural yet convenient location, surrounded by uninterrupted views, gardens, paddock, stabling, outdoor arena with a rubber and sand mix surface, garage/workshop which has a power supply and parking for several cars.

- Detached stone built property
- Five bedrooms
- South facing
- Beautifully presented throughout
- Solar panels
- Gardens, paddocks and stables
- Parking for several vehicles
- Energy efficiency rating C

## GET IN TOUCH

youngsRPS, Myenza Building, Priestpopple, Hexham, NE46 1PS

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## DESCRIPTION

West Steel has been updated by the current owner in recent months, whilst taking care to retain the charm and features of the property. The accommodation, which must be viewed to be appreciated, is over two floors and each window enjoys a fabulous view. The entrance porch leads into the family room/ home office which has an inglenook fireplace with woodburning stove and staircase to the first floor. The sitting room has a beamed ceiling and an attractive fireplace with lovely views over the countryside. The kitchen/dining room has been updated to a high standard having integrated appliances and an inglenook fireplace with woodburning stove. The dining room has French doors which look out onto the back garden, a utility room, boot room and cloakroom/ WC complete the ground floor accommodation. The first floor is certainly spacious with five double bedrooms, the principal bedroom has a dressing room and ensuite. Two of the bedrooms at the front elevation of the property share a jack and jill bathroom. A further two bedrooms are situated at the rear elevation with a family bathroom.

## EXTERNALLY

West Steel is located at the end of a private shared drive which has sufficient parking for several cars and a gravelled parking area next to an outdoor school. The lawned garden has a pretty terrace off the kitchen and dining room, an external glass garden room maximises the benefit of the stunning southerly aspect and view.

There are plenty of outbuildings at West Steel including a double garage, workshop and a wooden barn which currently has two internal stables with a neighboring hay store. The 40mx20m outdoor arena has been a great success. It is sheltered by earth bunds and has a rubber and sand mix surface. The grazing land is currently divided into various paddocks with well fenced boundaries and has been well drained. There is an attractive parcel of woodland along the edge of the Kingswood Burn valley.

## ENVIRONMENTAL AND INCOME

West Steel has strong environmental credentials. There is a bank of solar panels (9kw) which contribute handsomely to the electricity supply and provide an annual feed in tariff contribution. The air source heating has been updated with a larger pump, extra insulation fitted in the house efficiently heats the property via radiators and the hot water.



### SERVICES

Mains water is connected with air source heating. The drainage is via a septic tank.

### CHARGES

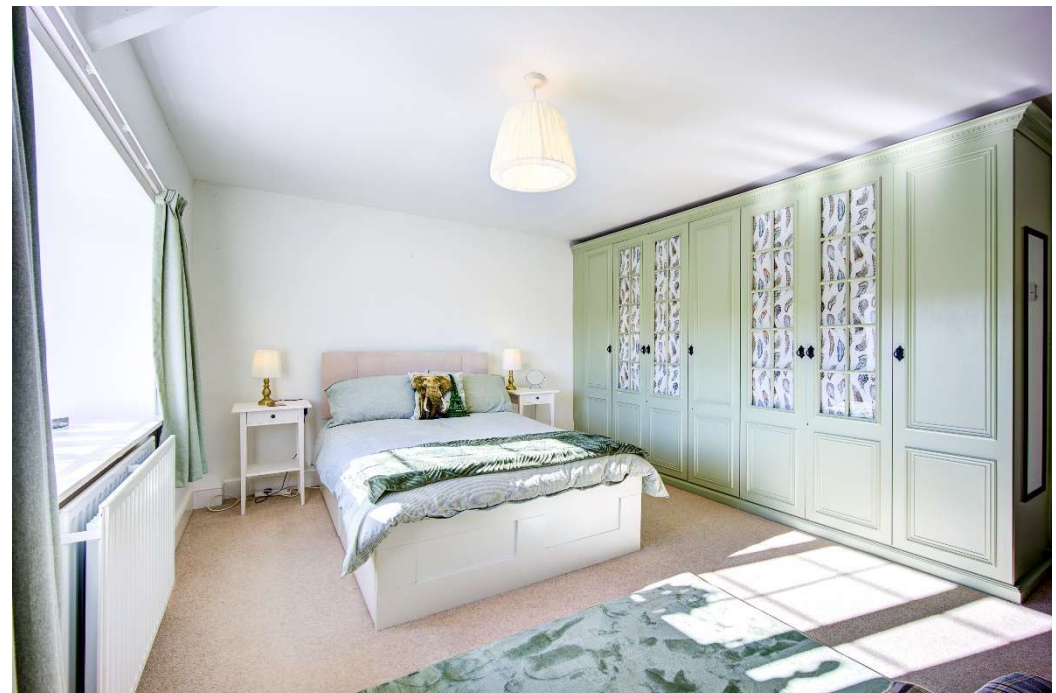
Northumberland County Council tax band E

### 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.











## REFERRALS

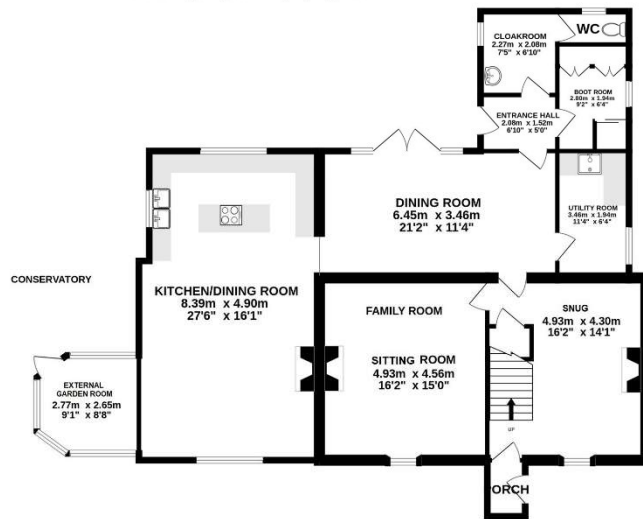
In accordance with the Estate Agents' (Provision of Information) Regulations 1991 and the Consumer Protection from Unfair Trading Regulations 2008, we are obliged to inform you that this Company may offer the following services to sellers and purchasers from which we may earn a related referral fee from 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 & 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.



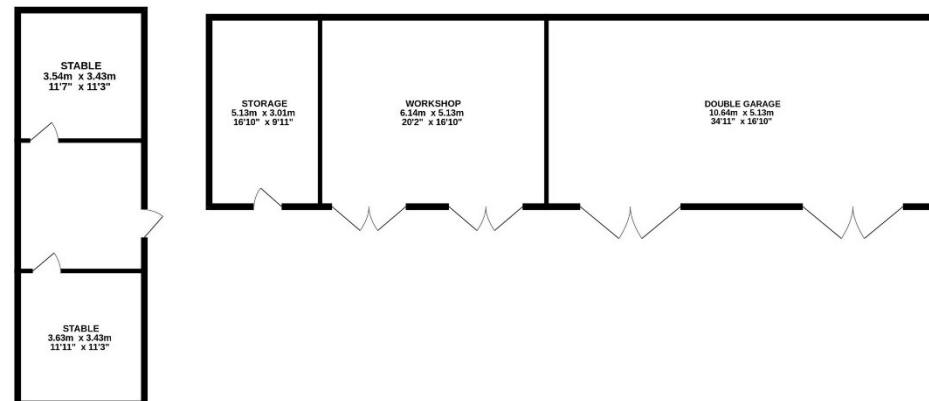
GROUND FLOOR  
134.9 sq.m. (1452 sq.ft.) approx.



1ST FLOOR  
128.2 sq.m. (1380 sq.ft.) approx.



STABLES AND OUTBUILDINGS  
138.2 sq.m. (1487 sq.ft.) approx.



TOTAL FLOOR AREA : 401.3 sq.m. (4319 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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