



4 BURN BRAE HOUSE, HENCOTES, HEXHAM,  
NORTHUMBERLAND, NE46 2DY







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Hexham, Northumberland, NE46 2DY

A charming and characterful two-bedroom ground floor apartment. Part of the prestigious Grade II Listed property Burn Brae that overlooks Hexham Park, just a short, level walk from the town centre, it offers comfortable and convenient living in the heart of this sought after market town.

- Two bedrooms
- Ground floor apartment
- Versatile private basement
- Stunning period features
- Gated private parking for the residents of the building.
- Communal gardens
- Private front yard and separate private access
- EPC rating C

**ASKING PRICE £400,000**

### GET IN TOUCH

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### Description

The apartment enjoys a private entrance whilst also benefiting from access via the shared entrance, where a spacious atrium creates a welcoming communal seating area. The main living area of the apartment is the open-plan kitchen and dining area with bespoke cabinets from Premier Kitchens with classic colouring and complementary granite worktops. The kitchen has integrated appliances and a lovely gas range cooker with tiled splashback. A large window with original shutters ensures the space is bright and airy yet private. The living room which would have been one of the formal reception rooms in the former manor house has a stunning feature fireplace and with fitted cabinetry to the side, the living room enjoys a dual aspect with a delicate Georgian window another standout feature of the lovely and inviting room.

Conveniently the bedroom accommodation sits to the rear of the apartment, both bedrooms are spacious double rooms with the principle bedroom enjoying a walk in wardrobe and a private ensuite shower room. The second bedroom benefits from full length fitted wardrobes and the use of the main bathroom that is nicely fully tiled and offers a modern suite comprises; bath with shower over, wash hand basin and a WC.

Unlike any of the other properties in Burn Brae the apartment includes a very useful and versatile basement. With a hydraulic cellar door making access for any occupier achievable. The basement has remains divided into the original storage areas of the former manor house with several original features still in situ.

The apartment enjoys an enclosed side yard outside the private front door that links into the front communal garden along with a large shed, providing practical storage. To the rear communal gardens are beautifully maintained, with a landscaped courtyard to the west featuring lawned areas, flower beds, and an original brick wall planted with roses, shrubs, and seasonal blooms. The setting beside St Mary's Church provides a picturesque and tranquil backdrop. Residents also benefit from a private gated carpark with shared parking spaces.

### Location

Nestled in the heart of Northumberland, Hexham is a charming market town renowned for its rich history, stunning architecture, and strong sense of community. With its iconic Hexham Abbey at the centre, the town blends picturesque cobbled streets, independent shops, and vibrant markets with excellent modern amenities.

Residents enjoy a fantastic choice of cafés, restaurants, and pubs, alongside leisure











facilities, beautiful parks, and scenic riverside walks. Hexham is surrounded by rolling countryside and is just a short drive from Hadrian's Wall, offering endless opportunities for outdoor adventures.

The town boasts excellent transport links, with direct rail services to Newcastle and Carlisle, easy access to the A69, and a range of highly regarded schools—making it perfect for families, commuters, and those seeking a slower pace of life without sacrificing convenience.

### **Charges**

Northumberland County Council tax band E.

This property is offered on a leasehold basis with a 125-year lease commencing from 25th March 2016, leaving approximately 116 years remaining. The annual service charge is currently £2,820, payable in monthly instalments of £235.

### **Services**

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

### **Referrals**

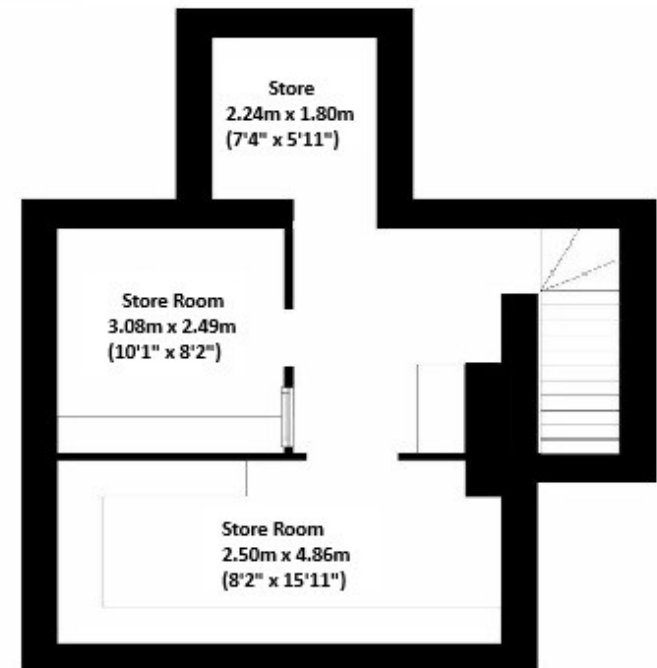
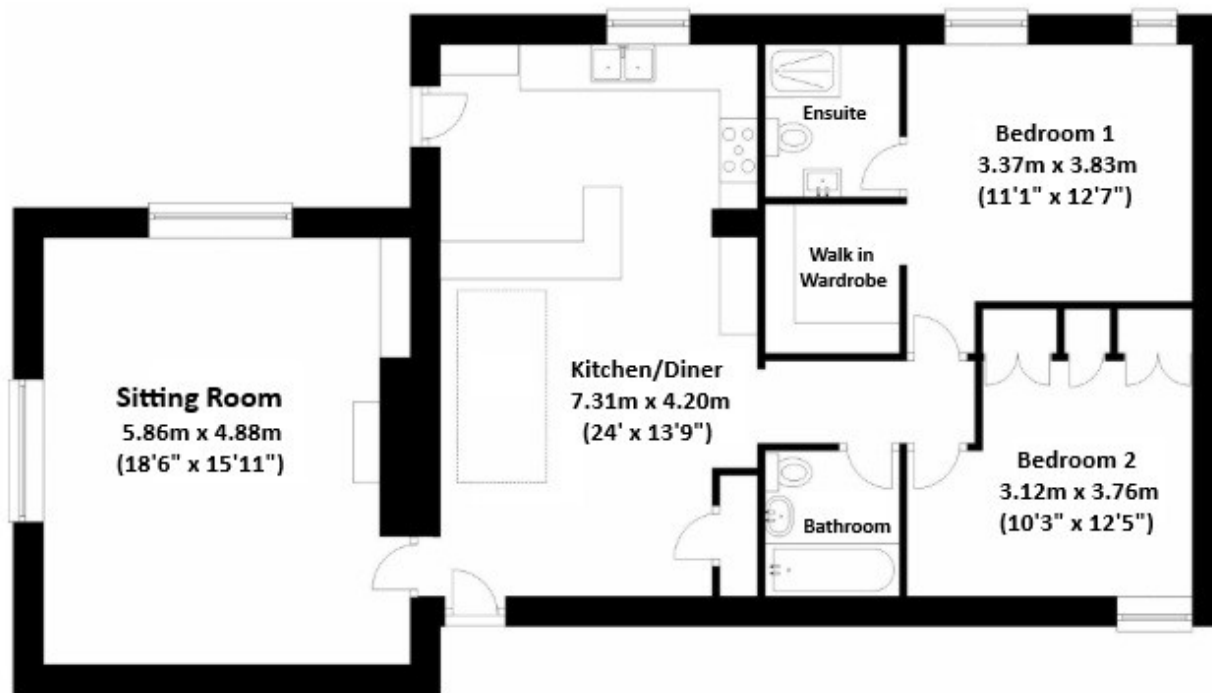
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### **Free market appraisal**

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 608 980.



[www.youngsrps.com](http://www.youngsrps.com)  
Hexham 01434 608980



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