



FOX VIEW COTTAGE, STANNERSBURN, HEXHAM
NORTHUMBERLAND, NE48 1DD



FOX VIEW COTTAGE, STANNERSBURN

Hexham, Northumberland, NE48 1DD

A beautifully presented three-bedroom cottage offering spacious, contemporary living in a tranquil setting.

- Detached cottage
- Three bedrooms
- Immaculately presented
- Driveway
- No onward chain
- EPC rating D



ASKING PRICE £340,000

GET IN TOUCH

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

01434 608980

hexham@youngsrps.com





Description

This thoughtfully designed residence combines modern open-plan space with contemporary comfort and quality finishes throughout.

A welcoming entrance vestibule provides a practical entry space with room for coats and shoes, leading into the heart of the home which is the stunning open-plan kitchen and lounge. The space is bright and welcoming, featuring a multi-fuel stove set within an inglenook fireplace with a rustic timber beam, creating a charming focal point. Built-in shelving adds both practicality and character, ideal for books and decorative touches. The kitchen area is beautifully designed with sleek high-gloss cabinetry, contrasting worktops and a large breakfast bar with stylish pendant lighting and seating, perfect for dining or entertaining guests.

The open-plan layout flows seamlessly into the bright and inviting dining room that beautifully blends modern design with warmth and comfort. The space is flooded with natural light from a large, vaulted skylight and full-height French doors, which open out onto a patio area with scenic countryside views.

The property offers three double bedrooms, two of which feature en-suite shower rooms comprising a shower cubicle, WC, wash hand basin with vanity unit and overhead mirror. The third bedroom is a generous double with a window overlooking the rear garden and is served by the family bathroom with striking blue panelling, a freestanding roll-top bath with chrome feet and shower head attachment, low-level WC and wash hand basin with vanity storage beneath. The layout provides excellent privacy and comfort, making it ideal for families or visiting guests.

Externally, the property enjoys a driveway to the front, a pleasant, pebbled seating area and a storage shed. To the rear is a fully enclosed patio area, currently housing a hot tub, with steps leading down to an attractive pebbled terrace, a perfect space for outdoor entertaining and relaxation.

Location

Nestled in the heart of the stunning Northumberland countryside, the hamlet of Stannersburn offers an idyllic balance of peaceful rural living and easy access to some of the region's most breathtaking scenery. Set just to the east of Kielder Water, running







along the banks of the River North Tyne valley, this charming location is defined by open skies, sweeping views, and a sense of serenity rarely found.

While you'll find the hushed calm of country life here, the nearby village of Falstone provides convenient local amenities, whilst the larger market town of Bellingham lies within easy reach for more comprehensive services. For outdoor enthusiasts, Kielder's Dark Sky Park and extensive walking, cycling and water-sport opportunities are virtually on the doorstep.

Services

Mains water, electricity and drainage are connected with oil fired central heating.

Charges

Northumberland County Council tax band A.

Viewings

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

Free Market Appraisal

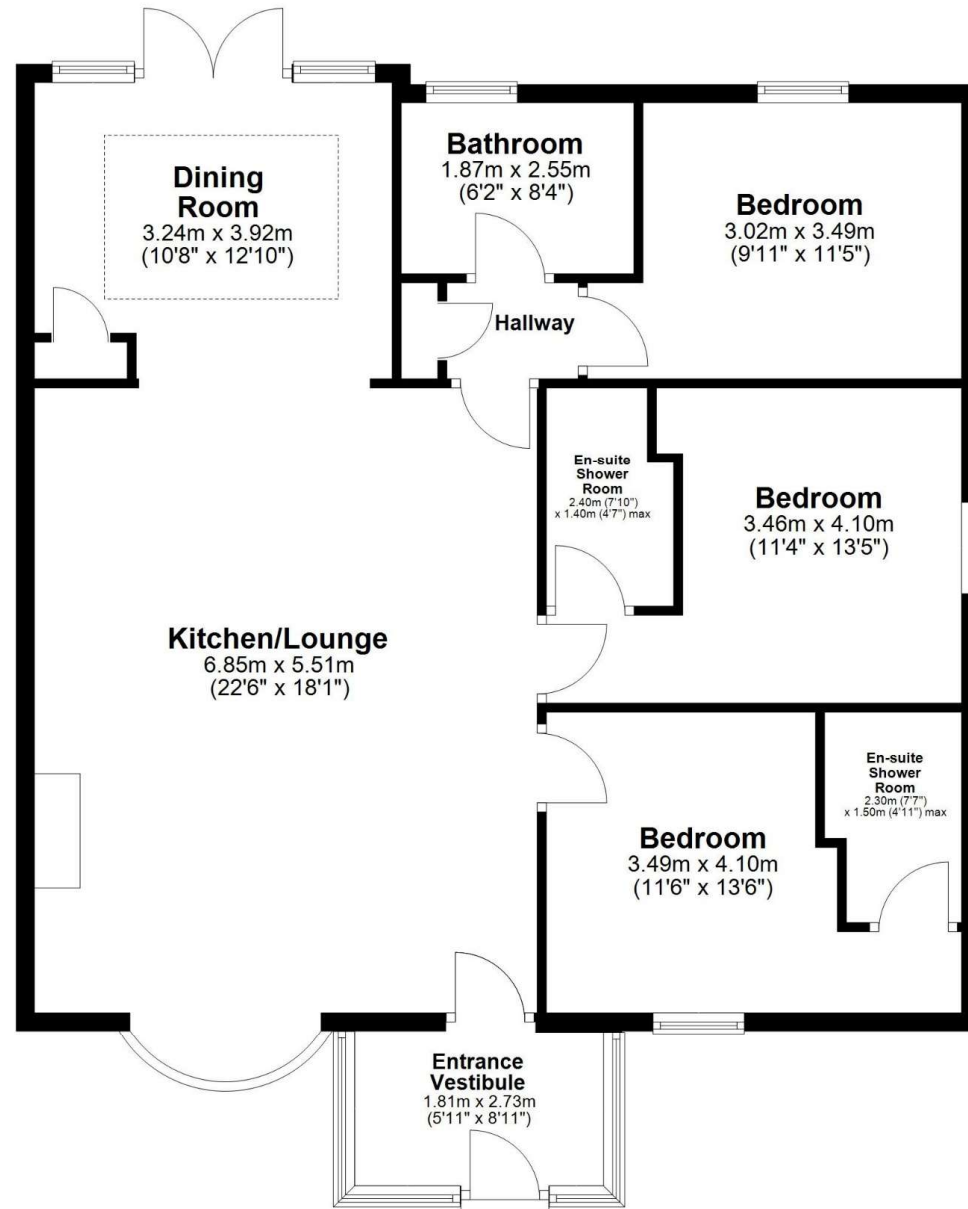
We would be pleased to provide professional, unbiased advice on the current value and marketing of your existing home.

Wayleaves, Easements and Rights of Way

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.

Ground Floor

Approx. 102.6 sq. metres (1104.0 sq. feet)



Total area: approx. 102.6 sq. metres (1104.0 sq. feet)

Fox View, Hexham

www.youngsrps.com
Hexham 01434 608980



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.