



# Heugh House West

Heugh House Lane







## Heugh House West , Heugh House Lane, Haydon Bridge, Hexham, NE47 6HJ

Stunning Detached Stone Extended Cottage Boasting Four Double Bedrooms including Annex, Three Bathrooms, Four Reception Rooms, Open Plan Kitchen/Diner, Driveway for Two Vehicles & Beautiful Lawned Gardens with Stunning Views Over the Tyne Valley!

The property enjoys a fantastic elevated position overlooking the desirable village of Haydon Bridge. Haydon Bridge is ideally placed for access to local amenities and schooling, as well as Haydon Bridge train station connecting to Newcastle and Morpeth to the east and Carlisle to the west. The A69 is also close by for excellent road links. Haydon Bridge is also ideally located for picturesque countryside walks, particularly along the historic Hadrian's Wall and the John Martin Heritage Trail.

Offering versatile living, the internal accommodation comprises: Entrance porch | Principal sitting room with impressive views to the front, exposed beams and large nook fireplace with log burner | Dining room, again with feature fireplace | Spacious open plan kitchen/diner with semi circular bay overlooking the private rear gardens | The kitchen is extremely well equipped with modern cabinetry, wooden worktops and integrated appliances | Snug/study | Utility room.





The hallway then connects through to the main family bathroom which accommodates a modern four piece suite | The night passageway offers access onto three bedrooms, two of which offer mezzanine levels and are ideal children's bedrooms | The principal suite enjoys a large double room with ensuite shower room/wc.

A door then connects through onto a versatile one bedroom annex benefitting from a large double room with ensuite shower/wc and an open plan kitchenette/diner | This is an ideal space for live in relatives or as an extension of the family home.

Externally, the property is approached via Heugh House Lane leading to a driveway for off street parking for comfortably two vehicles | The property sits on approximately 1/3 of an acre plot and its formal gardens lie to the west | The gardens are laid predominantly to lawn with a paved patio terrace to enjoy the sun throughout the day.

Well presented throughout and benefitting from partially newly installed double glazing, early viewings are strongly encouraged at this wonderful family home!

Services | Mains; Electricity, Water, Drainage | Tenure: Freehold | Council Tax: Band E | EPC: Rating D

Price Guide: Guide Price £575,000















# SANDERSON YOUNG

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