



# Yew Tree Cottage

West Boat, Hexham



SANDERSON  
YOUNG









## Yew Tree Cottage

### West Boat, Hexham, NE46 3SB

A charming and stylish, traditional stone built cottage, circa 1890, in a fantastic riverside location near Hexham - the three bedroom family home occupies a beautiful 0.27 acre garden site, with attractive landscaped gardens with stunning river views, a gravel driveway with parking for 3-4 cars and a stone built detached double garage.

Yew Tree Cottage is a beautiful, detached family home, further improved by the current owners, with a fabulous new bespoke fitted kitchen, newly decorated and new floor coverings throughout. There is further development potential, in perpetuity with the current Planning Permission, to extend the cottage further if potential buyers wished. (See Planning REF 11/00290/FUL)

The cottage is immaculately presented, with stylish neutral decor finished to a high standard throughout. The accommodation is set over two floors and offers versatile family living with three double bedrooms, and three reception rooms, for which the ground floor study/snug could be used as a guest 4th bedroom.

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#### Price Guide:

Guide Price £695,000

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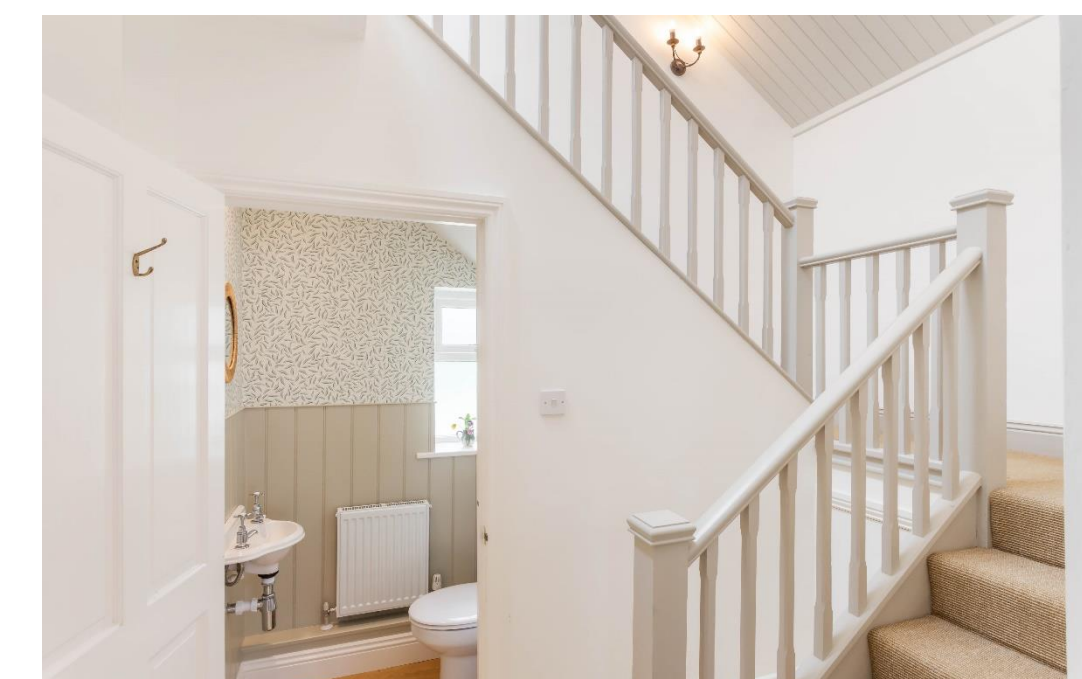
Ground floor - Superb oak timber frame glass atrium vestibule with walk-in coat & boot storage, limestone floor and hanging space | Lovely light and spacious reception hallway with an exposed stone wall, with double doors opening to the kitchen and sitting room, limestone flooring with underfloor heating and stairs to the first floor.

Ground floor cloakroom/wc | A large sitting room with recessed cast iron wood burning stove with stone mantel and dual aspect windows - leading off from the sitting room is a snug/home office | Versatile home office/4th bedroom with built in double door cupboard, separate boiler room and a door to the utility room.

Fabulous newly fitted kitchen with excellent natural light from the bi-fold doors opening to the east facing paved patio terrace - the kitchen is fitted with an extensive range of cabinets and granite worktops, with a cooking range and integrated appliances including a fridge freezer and dishwasher | Useful utility room/laundry with fitted cabinets, oak worktops and a Belfast sink - a door opens to the side garden and orchard.



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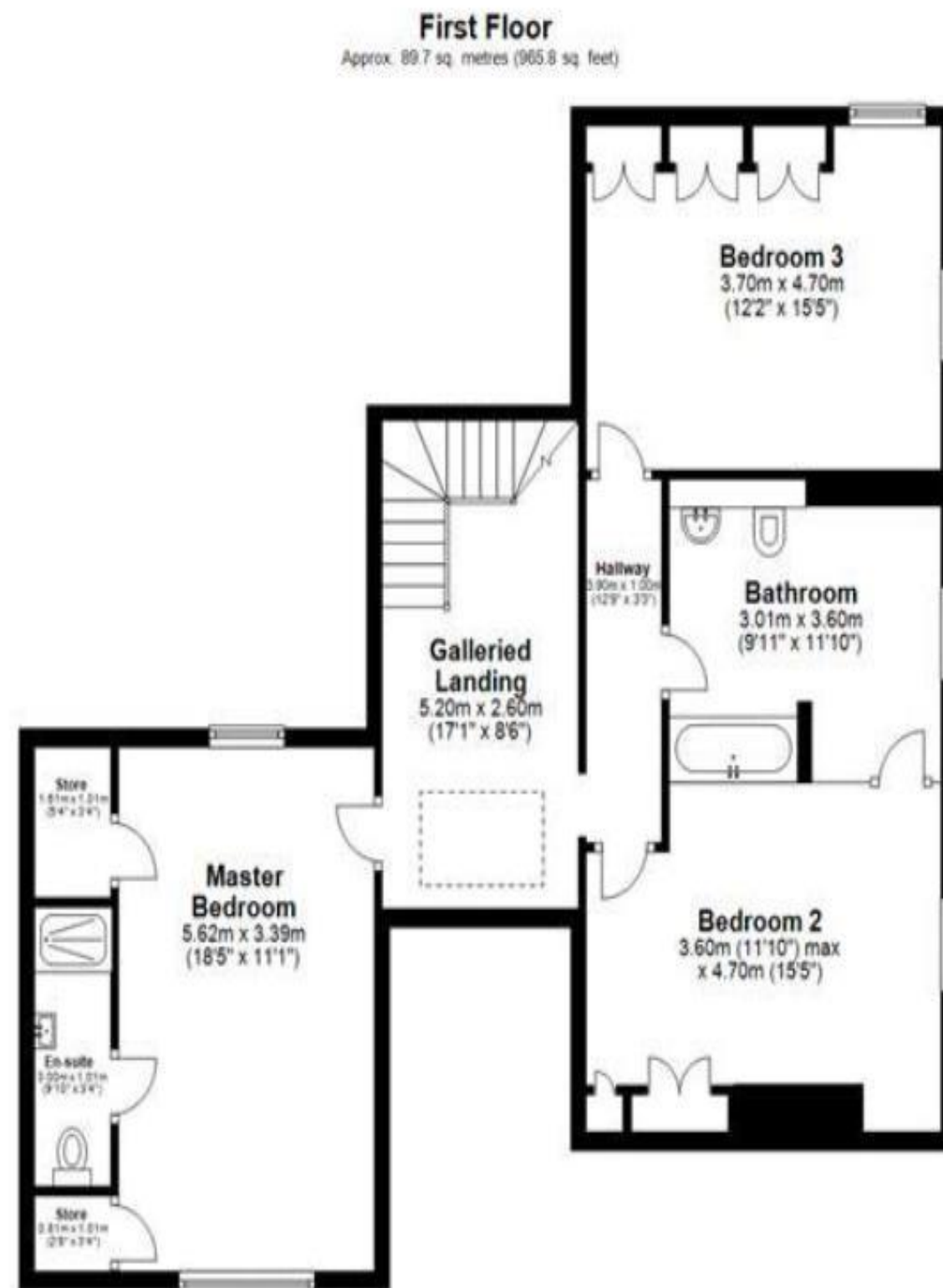












Total area: approx. 196.4 sq. metres (2114.1 sq. feet)  
**Yew Tree Cottage, HEXHAM**



First floor - Attractive first floor galleried landing with large Velux window | Generous master bedroom with paneling, walk in wardrobe and eaves storage | Well appointed ensuite shower room/wc with underfloor heating | Double bedroom two fitted with a built in linen cupboard with hanging space, access to the insulated loft space and Jack & Jill bathroom | Double bedroom three is fitted with three full height wardrobes | Jack & Jill bathroom and dressing room with a bath with rainfall shower over a large bath, basin, wc, underfloor heating and a Velux roof light.

Externally - Yew Tree Cottage is approached via an attractive and well maintained gravel driveway with stone walls, and parking for 4-5 cars - there is a large stone built detached double garage with electric door, electric sockets and stone patio terrace to the east, with two wooden gates to the rear garden | Beautiful mature gardens run to three elevations, the main rear garden being lawned with lovely paved patio terraces, a variety of trees and fabulous fully rotating bespoke Summerhouse with electricity | Potting shed, vegetable garden, compost and leaf storage, soft fruit cage and small orchard | Outdoor water supply and electric sockets throughout garden.

Agents Note - The property benefits from Planning Permission for the construction of a two-storey rear extension.  
Northumberland County Council planning REF 11/00290/FUL

Services: Mains electric & water | Oil Central Heating | Septic Tank | Tenure: Freehold | Council Tax: Band F | Energy Performance Certificate: Rating E







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