



The Beeches  
Hawkwell





## The Beeches

Hawkwell, Stamfordham, Northumberland NE18 0QT

**Stylish & Well Presented Detached Family Home Situated within a Generous & Private Garden Site Boasting an Impressive Open Plan Kitchen/Dining and Living Space, Separate Lounge, Two Further Ground Floor Reception Rooms, Five Good Sized Double Bedrooms with a Lovely Principal Suite with En-Suite & Contemporary Family Bathroom, Ground Floor Bedroom Suite, Detached Studio and Garage and set within the Desirable Village of Hawkwell, Northumberland.**

This beautiful, detached family residence is ideally positioned adjacent to the River Pont and was last purchased by the current family back in 2011. The property has since undergone a complete transformation and has been re-modelled and extended to both the upper and ground floors and now offers one of the more modern homes within the village. The Beeches is positioned within the beautiful and historic village of Hawkwell, which is located only a stone's throw from the delightful village of Stamfordham, with its public house, outstanding local schooling, village hall and popular cricket club. The property is also placed close to outstanding countryside walks and is also positioned only 6 miles from the village of Ponteland with its excellent shops, restaurants and amenities, only 8 miles from the historic village of Corbridge and with Newcastle City Centre only 25-30 minutes' drive away. The internal accommodation comprises: Entrance hall with return



### Price Guide:

Offers Over £850,000







The internal accommodation comprises:

Entrance hall with return staircase leading to the first floor, ground floor guest WC and under-stairs store | Lounge with wood burning stove and windows overlooking the gardens with plantation shutters | Impressive open plan kitchen/diner with modern cabinetry, integrated appliances with stone worktops, Belfast sink and central island with breakfast bar and bi-folding doors leading to the gardens | Boot room with fitted storage and door leading to the rear.

The main hallway then gives access to two further ground floor reception rooms (which could easily be utilised as further bedrooms should it be required).

The ground floor also offers a fifth double bedroom suite with en-suite shower room, which is ideal for those with visiting relatives or indeed for the future | Utility room.

The stairs then lead up to the first floor landing and give access to four further bedrooms, all of which are comfortable double rooms | The principal suite enjoys a lovely position with dual aspect windows and enjoys a walk-in wardrobe with re-fitted en-suite shower room | Bedrooms two and three are similar in size and offer fitted storage | Bedroom four | Family bathroom.

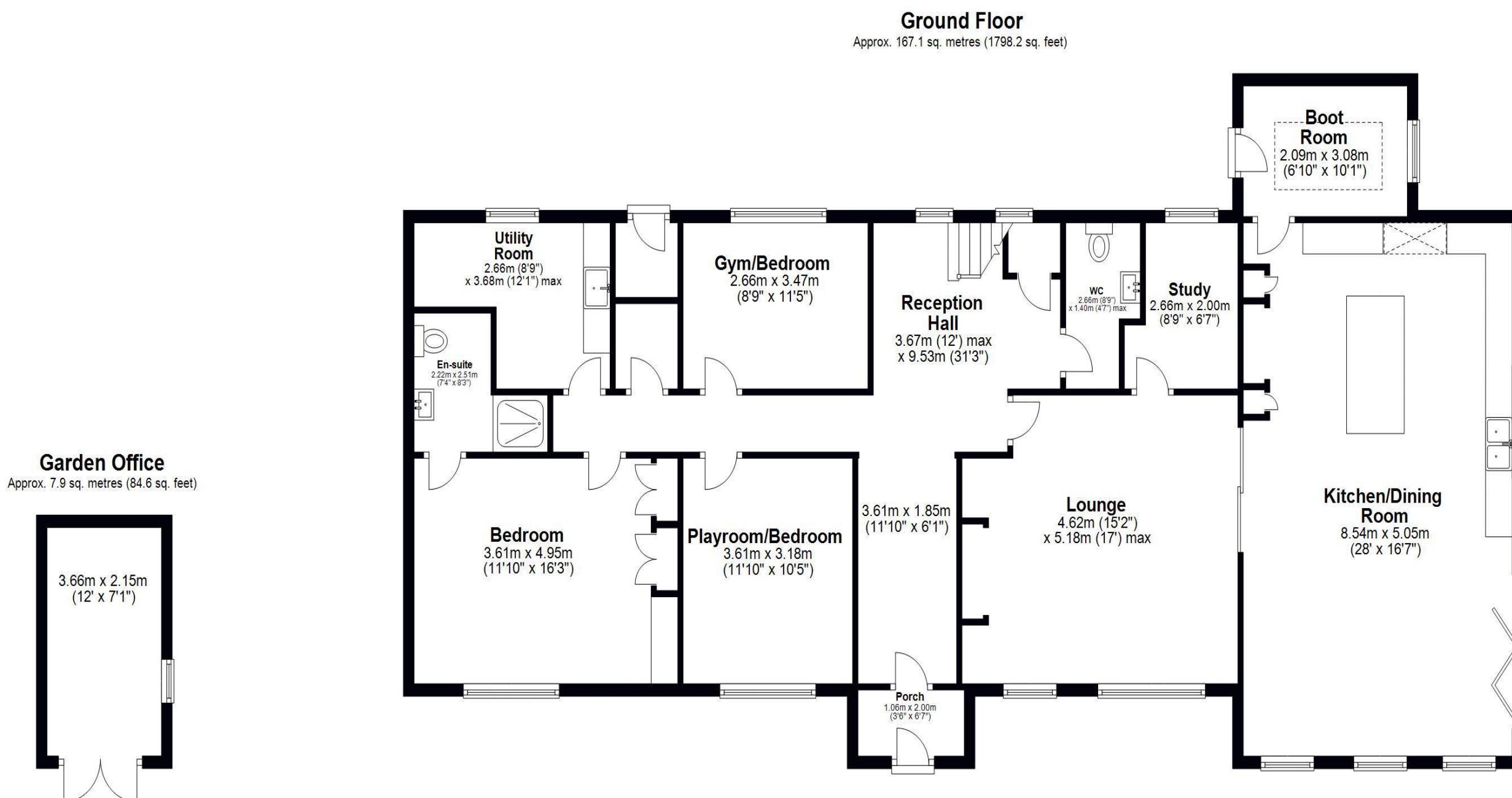


Harry Young  
0191 223 3500  
[harry.young@sandersonyoung.co.uk](mailto:harry.young@sandersonyoung.co.uk)



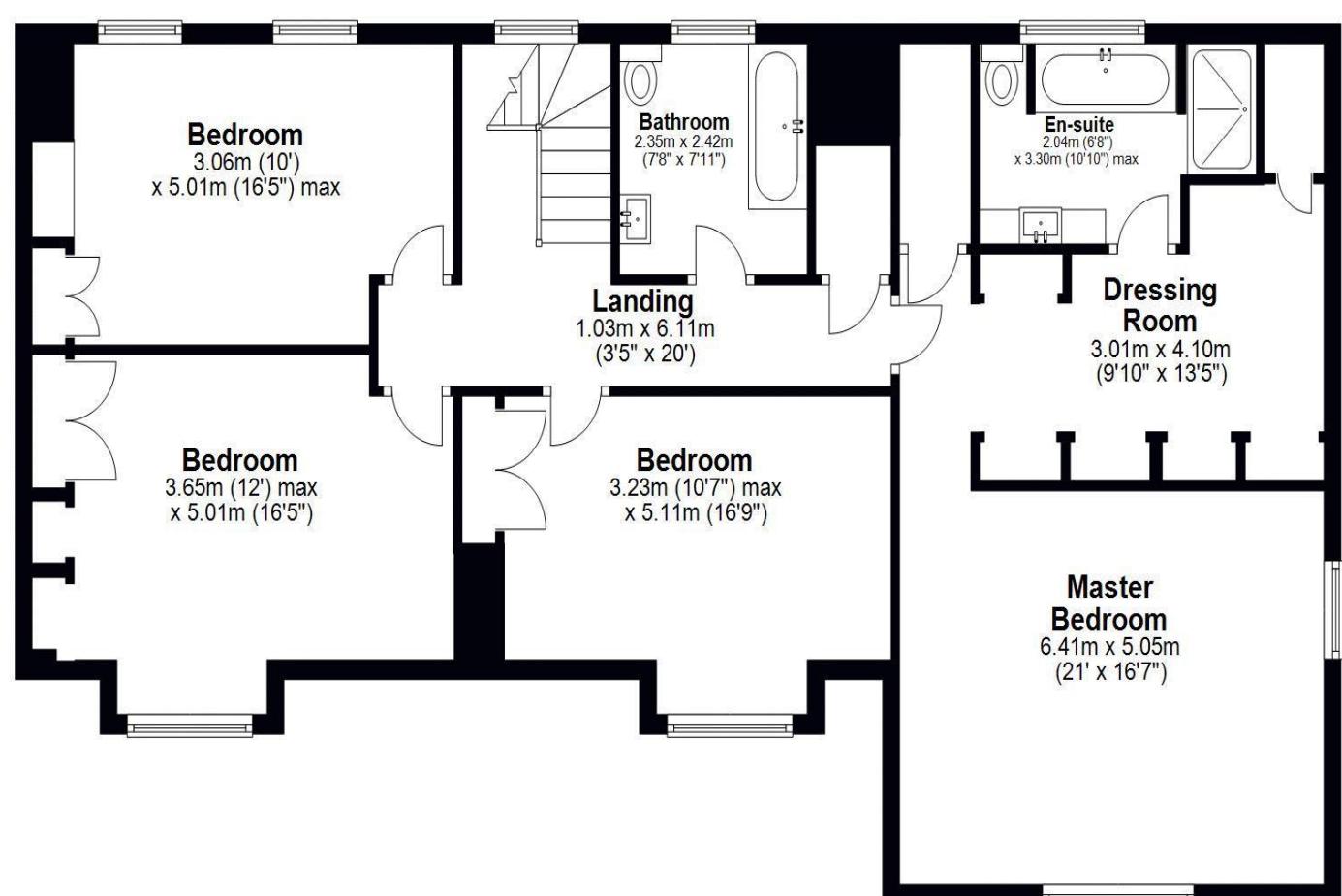






## First Floor

Approx. 110.1 sq. metres (1185.3 sq. feet)



Total area: approx. 285.0 sq. metres (3068.1 sq. feet)

## The Beeches, Hawkwell

Externally, the property enjoys a generous and private garden site which extends to approximately 0.35 acres and offers a lovely, mature lawned garden with well stocked borders, detached cedar clad garden studio and detached oak framed garage/store with composite door and storage to the eaves.

The beautiful family gardens surrounding the property also offer a BBQ and pizza oven entertaining area with two timber garden stores and gated access out onto the River Pont, which is just perfect for those with young children or indeed grandchildren.

The Beeches is a very special family home and offers a rare opportunity to purchase a lovely, detached home within one of Northumberland's more desirable country villages and early viewings are deemed absolutely essential.

**Services: Mains electricity, water and drainage | Oil central heating | Tenure: Freehold | Council Tax Band: F  
EPC Rating: D**



# The Beeches

Hawkwell

**rare!**  
From Sanderson Young

