



A beautifully proportioned four bedroom period home lying on the western outskirts of Hexham within 1½ miles of the town centre comprising the west wing of Summerrods House and providing four bedroom accommodation of some considerable character, retaining many of the property's original period features yet renovated/updated by the current owners to provide an appealing mix of contemporary and character in this idyllic semi rural setting with southerly aspect onto mature woodland. EPC Rating: D

- Beautifully proportioned rooms full of character
- Versatile accommodation
- Three separate reception rooms
- Breakfasting kitchen
- Four large double bedrooms, one with en-suite shower room and separate family bathroom
- Stunning gardens including original wall garden with restored Victorian glasshouse
- Garaging and parking
- Beautiful semi rural yet convenient setting

Guide Price: £695,000

Newcastle upon Tyne 20 miles, Newcastle International Airport 18 miles



DESCRIPTION

Hexham lies some 20 miles west of Newcastle upon Tyne/Tyneside and is ideally located for ease of commuting via the A69 trunk road and the main line railway. The town offers a wide range of facilities/amenities including excellent local shopping, restaurants/pubs, leisure centre, 18 hole golf course, national hunt race course and immediate access to glorious Northumbrian countryside. Summerrods West occupies a secluded location approximately 200 metres off the Allendale Road.

ACCOMMODATION

The accommodation which benefits from numerous original features including high ceilings with original coicing, heavy panelled doors, deep skirtings, period cast iron radiators, window shutters, marble fireplaces etc but which also benefits from high quality contemporary fittings throughout comprises:

Ground Floor:

Entrance Hall

7.87m x 3.28m (25' 10" x 10' 9") overall

With quality wood floor, under stair cupboard and with access to:

Cloakroom

2.68m x 1.49m (8' 10" x 4' 11")

With contemporary suite comprising low level w.c. and wash hand basin set in vanity unit. Also with quality tiled floor.

Living Room

7.58m x 5.74m (24' 10" x 18' 10")

A simply stunning reception room with period fireplace, half height oak panelling to walls, intricate patterned plastered ceiling and southerly aspect over the gardens.

Dining Room

4.33m x 3.42m (14' 2" x 11' 3")

With period fireplace flanked by built-in cupboard and with French doors to the south terrace. Quality wood flooring.



Opening through to:

Breakfasting Kitchen

5.78m x 4.69m (19' 0" x 15' 5")

A beautifully proportioned room fitted throughout with a high quality range of contemporary units incorporating granite work surfaces and with inset Belfast sink, inset circular stainless steel sink, rangestyle cooker set in original stone inglenook fire recess, wood floor, integrated spot lighting and plumbing for dishwasher.

Study

3.81m x 3.31m (12' 6" x 10' 10")

With:

Large Walk-in Cupboard

3.36m x 1.28m (11' 0" x 4' 2")

Door to:

Utility Room

4.99m x 1.43m (16' 4" x 4' 8")

With fitted units incorporating single drainer stainless steel sink unit and with plumbing for automatic washing machine and with central heating boiler. Also with door to enclosed service courtyard and door to north/west terrace.

Stairs lead to the:

First Floor:

Landing

Having large built-in cupboard, airing cupboard, large roof light and with access to:

Bedroom 1

5.84m x 4.99m (19' 2" x 16' 4")

Having period fireplace and with:



En-suite Shower Room

Having large shower cubicle, wash hand basin, low level w.c. and ladder towel rail.

Bedroom 2

6.08m x 4.20m (19' 11" x 13' 9")
With period fireplace.

Bedroom 3

5.58m x 4.67m (18' 4" x 15' 4")
With period fireplace.

Bedroom 4

4.89m x 3.37m (16' 1" x 11' 1")
With period fireplace

Family Bathroom

3.80m x 3.06m (12' 6" x 10' 0")

Having contemporary suite comprising free standing roll edge bath, large shower cubicle, low level w.c. and wash hand basin. Also with ladder towel rail and with stone inglenook feature.

OUTSIDE

Approached via a private shared drive the property benefits from extensive gardens/grounds principally to the south and west. There is a large block paved drive/turning circle with central lawned area and shrubbery with:

Large Double Garage

With ample additional hard standing/standing area.

Immediately to the west side of the property is a sunken flagged terrace which runs around the front/south of the property leading onto the principal lawn which in turn leads down to informal garden areas/grassed areas. To the west side is the original walled garden having raised beds and with:

Original Victorian Glasshouse

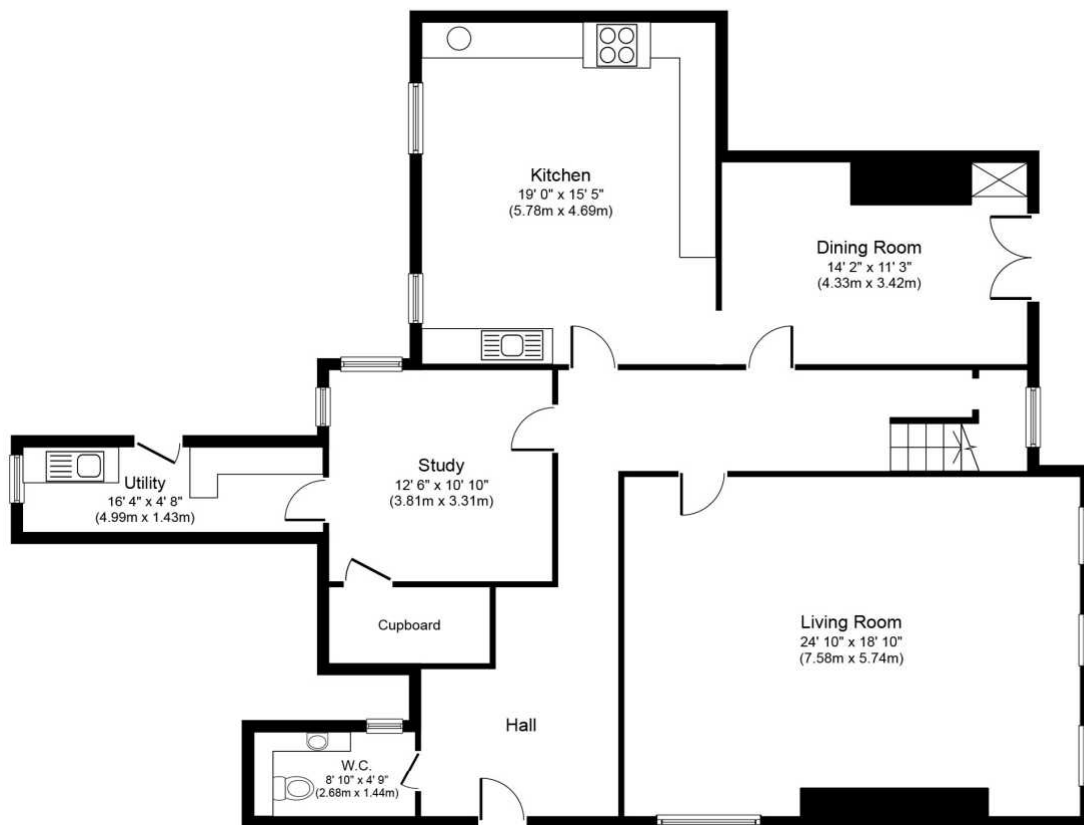
6.14m x 4.44m (20' 2" x 14' 7")

Having original winding gear.

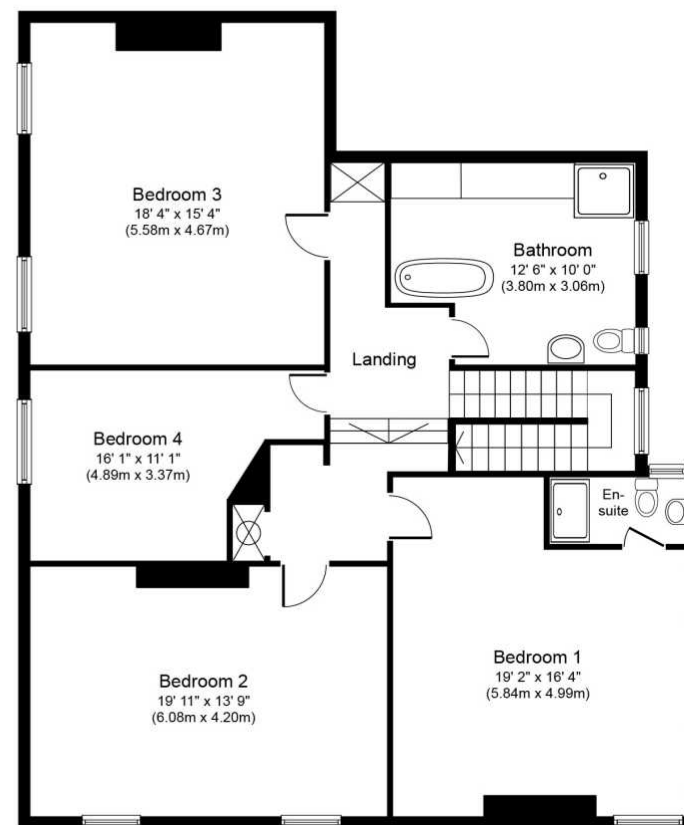
The gardens are a particularly feature of the property offering a high degree of privacy and with undoubted potential for further landscaping to a purchaser's personal requirements. They are predominantly south and west facing with outlook over mature woodland.







Ground Floor
Approximate Floor Area
1582 sq. ft.
(147.0 sq. m.)



First Floor
Approximate Floor Area
1378 sq. ft.
(128.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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SERVICES

Mains water, electricity and natural gas are connected to the property. Drainage is to a private septic tank.

HEATING

Gas fired boiler to radiators.

GLAZING

Double glazed timber sash sliding windows.

TENURE

Freehold

LOCATION

Travelling west from Hexham town centre on the main thoroughfare bear left at The Fox public house into Allendale Road. Continue on this road for approximately ¼ of a mile continuing up the hill and the entrance to Summerrods West will be seen on the left hand side opposite 'Dukewilley'. Continue to the bottom of the drive and then turn immediately right following the drive around to the left and then turn right again following the driveway again around to the left and the entrance to Summerrods West is directly in front at the end of the driveway.

COUNCIL TAX BAND:

Band G.

OFFICE REF

HX00003570

DETAILS PREPARED

September 2016

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		86
(69 to 80) C		
(55 to 68) D		
(39 to 54) E	56	
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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