

BRUNTON

RESIDENTIAL



WESTWOOD, HEXHAM

Offers Over £300,000

BRUNTON

RESIDENTIAL





BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL



An inviting home in a picturesque Northumberland setting, Dene View, was built in 1926. Rich in charm and timeless character, it is 100 years old this year. It has been in the same family for generations, over the past 60 years, since 1966.

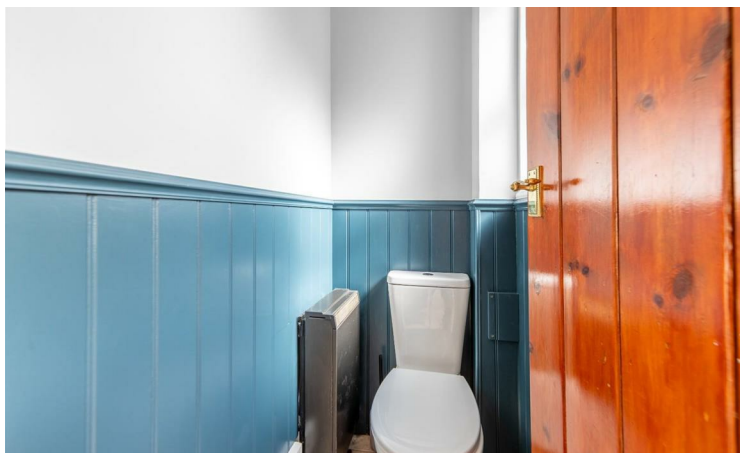
A stone-built home occupying a plot of 0.11 acres in the sought-after hamlet of Westwood, Hexham, Dene View enjoys far reaching views from many of the windows, particularly across the valley at the rear of the property. With spacious and versatile accommodation, this appealing property offers a wonderful opportunity for those seeking a comfortable country home with excellent outdoor space.

The accommodation is arranged to make the most of the property's light, views and gardens. A particular highlight is the bright and spacious sunroom featuring extensive glazing and a timber-framed finish, creating a delightful room in which to relax whilst enjoying the outlook over the gardens and countryside beyond. A cellar is located directly under the sunroom. The property also benefits from a conservatory, a well-proportioned kitchen with a range of fitted cabinetry and useful preparation space, together with further reception and bedroom accommodation offering flexibility for modern family life, working from home or visiting guests.

Externally, the property is particularly impressive. Generous, mature gardens extend to both the front and rear, with established hedging, well-stocked borders, mature planting and two patio areas. The elevated position of the patio areas provide stunning views across the surrounding landscape, whilst the enclosed nature of the gardens offers a good degree of privacy. Outbuildings, with electricity supply, are an additional asset. A gated driveway provides ample off-street parking and leads to a detached garage.

BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL

The peaceful hamlet of Westwood sits just outside of Bardon Mill. This setting offers a quintessential Northumbrian village atmosphere, surrounded by rolling countryside and agricultural land yet with easy access to local everyday amenities in Bardon Mill, including a village store, a pub and transport links. For broader services, the historic market towns of Haltwhistle (4.8 miles away) and Hexham (11.5 miles away) are within easy reach, offering a wider range of shops, schools and leisure facilities. Dene View is situated within minutes of Vindolanda on the Roman Wall but also within easy access to both the military road and A69 with both bus / train links at Bardon Mill itself with a bus stop and a train station respectively. It provides ideal commuting to the east or west side of the country with excellent connectivity to both Newcastle and Carlisle. The nearest petrol station / garage is less than one mile away at Henshaw, with a Spar shop within the petrol station. A Starbucks is situated opposite the petrol station. The area surrounding Dene View offers a wealth of opportunities for walking, cycling and enjoying the outdoors with the wonderful Northumbrian countryside directly on the doorstep.

Dene View is entered via a welcoming entrance, opening into a hallway which, through the front door, provides access to the ground-floor accommodation and to the staircase rising to the first floor. Alternatively, there is a spacious entrance conservatory with a tiled floor providing an abundance of natural light. Upon entering the conservatory, there is a guest W.C, featuring panelled walls and a textured glass window.

The conservatory entrance leads to a well-appointed kitchen, fitted with a range of traditional wooden carpentry and preparation space. There is a large pantry, adjacent to the kitchen, with a tiled floor, ample shelving and two windows looking into the front garden. The pantry provides excellent storage and has plumbing for a washing machine.

To the front of the property is a characterful lounge room providing a comfortable space for both relaxing and entertaining around the central fireplace.

A particular feature of the property is the impressive sunroom, adjoining the lounge via double-doors, which extends from the rear of the house and provides a wonderfully light and versatile additional reception space. With windows running along two elevations and glazed room panels, the room takes full advantage of the property's elevated position and enjoys attractive views across the gardens and towards the surrounding countryside. A particular delight is the view of the alpacas across the burn. The sunroom is an ideal setting for dining, relaxing or simply enjoying the garden throughout the seasons, particularly for birdwatchers, as a vast array of birds visit the bird table each day. A large cellar space (accessed from one of the patio areas) is situated under the sunroom, with electric sockets and a light, providing an ideal space for storing ladders and garden furniture.

On the first floor there are two well-proportioned bedrooms with wonderful views, complemented by a generously sized family bathroom. The bathroom includes a WC, a sink, a bath and a separate walk-in shower cubicle. On the first floor, there is also a storeroom, which has previously been used as a sewing room. This has potential to be used as a study with space for a small desk, with shelving above. The window in the sewing / storeroom provides a pleasant view of some of the cottages and houses that make up the hamlet of Westwood.

The property is particularly well-served externally, occupying a generous and beautifully established plot. The gardens are a real highlight, with mature hedging, established trees and shrubs, well-stocked borders and a variety of planted beds. The patio areas enjoy an elevated position overlooking the garden, providing picturesque views across the valley. The property enjoys a lovely sense of privacy whilst taking full advantage of the property's rural outlook.

Within the front garden, there is a detached outhouse with shelving, a double-glazed uPVC window and electric lighting / sockets. This offers versatility and would be suitable for a variety of different uses such as a separate home office depending upon individual requirements. An adjacent coal store (currently used for garden tool storage) also has electric lighting.

The garage, situated at the bottom of the garden, has an electric supply with lights and sockets. The secure, gated drive provides ample off-street parking.

The property has been cleared so is ready to move into with no forward chain.



BRUNTON

RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

EPC RATING : E

