



Halliwell Dene House

Hexham

- Architect Designed Family Home
- Stone Built Detached Property
- Superior Quality Fixtures and Fittings Throughout
- Convenient Central Hexham Location
- Six Large Bedrooms
- Three En-Suite
- Galleried Landing
- Double Garage and Driveway
- Wrap Around Gardens
- Gated Entrance

Guide Price: £875,000

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Halliwell Dene House

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We are delighted to welcome this stunning, architect designed six bedroom detached stone built home to the sales market. This simply exquisite home is located via a secure gated entrance with private gardens and a very private aspect, yet within easy walking distance of all the town's local amenities.



The property, located in central Hexham, is beautifully presented with a large range of bespoke fixtures and fittings including but not limited to a stunning light Oak staircase arranged for the three levels of the property, sitting centrally and exposed to create the ultimate 'wow' factor.



You enter the property via a large reception hall with polished porcelain tiling and exposed oak skirting boards and internal doors throughout. There is a large main sitting room complete with deep inglenook fireplace and solid oak mantle with a superb log burning stove. There is a formal dining room overlooking the gardens, a useful utility room, plumbed for all utilities and a downstairs WC fitted with 'Villeroy & Boch' fittings. There is a formal study, currently used as an exercise space and then into the beautiful dining kitchen. The kitchen is fitted with an extensive range of solid oak, hand painted floor and wall units finished with stunning bespoke fitted granite worktops. There are some integrated appliances and space for a large American style double fridge freezer. There is ample space for a seated dining arrangement in the kitchen with an access door into the gardens.



The first floor boasts a stunning main bathroom with large walk-in shower, double hand basin, WC and roll top bath. bedroom two is a large king-sized bedroom with solid oak fitted storage and beautiful en-suite facilities. Bedroom six is a good size double room overlooking the gardens. Bedroom three also has en-suite facilities and fitted storage. The principle bedroom has a beautifully fitted en-suite bathroom and a large walk-in dressing room which could be utilised as a further study if required.

On the second floor you will find bedrooms four and five, both excellent large rooms, Velux style windows allowing lots of natural light. There is a galleried landing with two light oak double door storage cupboards and two Velux style windows as well as ample space for seating.

The property throughout is simply exceptional, offering an executive lifestyle with a large range of local amenities and transport links, all within walking distance.

Externally, the property sits on a private, enviable plot with only one other property, offering a tranquil and private aspect. There is a double driveway and a double garage for secure off-street parking and with an internal lockable store room. The gardens wrap around the property and are mainly laid to lawn with some mature shrubs, trees and well-established hedgerows. A large stone paved patio to the rear is perfect for alfresco dining and entertaining in the warmer months.

Internal room dimensions:

- Sitting Room: 5.30m x 7.03m (17'5 x 23'1)
- Dining Room: 4.07m x 3.77m (13'4 x 12'4)
- Utility: 3.11m x 1.49m (10'2 x 4'11)
- Kitchen: 6.88m x 3.80m (22'7 x 12'6)
- Study: 3.19m x 3.14m (10'6 x 10'4)
- Bedroom Three: 5.50m x 4.99m (18'1 x 16'4)
- En Suite: 2.78m x 2.25m (9'1 x 7'5)
- Bedroom Two: 3.84m x 5.08m (12'7 x 16'8)
- En Suite: 3.82m x 1.88m (12'6 x 6'2)
- Bedroom One: 5.37m x 4.67m (17'7 x 15'4)
- En Suite: 2.26m x 2.20m (7'5 x 7'3)
- Dressing Room: 2.86m x 2.16m (9'5 x 7'1)
- Bedroom Four: 5.31m x 4.85m (17'5 x 15'11)
- Bedroom Five: 3.82m x 4.85m (12'6 x 15'11)
- Bedroom Six: 4.09m x 3.68m (13'5 x 12'1)
- Family Bathroom: 2.87m x 3.71m (9'5 x 12'2)

We advise early inspection of this prestigious home to appreciate the location and size on offer. Please contact our sales team on 01434 601616.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

Council Tax Band: F

EPC Rating: C

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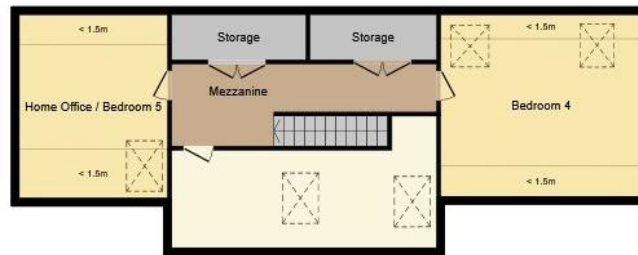




Ground Floor



First Floor



Second Floor

Total floor area 425.0 sq.m. (4,575 sq.ft.) approx
 Restricted height 25.4 sq.m. (274 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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