



## Shaftoe Court

Haydon Bridge

- Spacious Family Home
- Three / Four Bedrooms
- En-Suite
- Large Twin Garages
- Large Gravelled Courtyard
- Quiet Location

Offers In The Region Of: **£ 245,000**

01434 601616  
46 Priestpopple, Hexham, NE46 1PQ

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[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[hexham@rmsestateagents.co.uk](mailto:hexham@rmsestateagents.co.uk)

# Shaftoe Court, Haydon Bridge

## PROPERTY DESCRIPTION

Nestled in a quiet courtyard off Shaftoe Street, this deceptively spacious family home offers modern living coupled with original character features. Flexible internal options for bedrooms and office space offer the ideal location for those looking for a quiet location to work from home but with ample space to raise a family.

This home is entered via the front door into a reception vestibule with large cloaks cupboard. Round the corner into the spacious modern kitchen diner with large island, high quality units, flooring and appliances. Full height glass sliding patio doors overlook the courtyard, and half glass door to the rear leads through to the generous utility room with space for washer, dryer, chest freezer and further matching work surfaces with wall and base units. A large skylight window floods the room with natural light making it a pleasant space.

From the kitchen, one of the quality oak doors leads through to a small passageway off the lounge with access to the large understair storage cupboard as well as generous study which could easily be used as a ground floor bedroom, additional reception room or separate dining room. The lounge itself, again, is spacious featuring an imposing stone inglenook fireplace taking centre stage with log burning stove inset. Dual aspect windows and French doors to courtyard give the room plenty of natural light and further cupboards to alcove and understairs offer plenty of storage.

The staircase is hidden around the corner from the lounge and leads to the first floor landing, offering doors to all three spacious bedrooms and family bathroom. The principal bedroom benefits from en-suite shower room and walk in wardrobe as well as offering ample space for a super king size bed and original feature fireplace. The family bathroom is spacious and offers a modern white suite with bath and separate shower cubicle. Bedrooms two and three offer a combination of fitted storage and ample space for free-standing furniture.

Externally, the property is first approached via a quaint stone archway opening up onto a generous gravelled courtyard driveway providing parking for several cars. The courtyard gives access to the house and large twin garages ideal for storage, parking or workshop. The courtyard gives space for outdoor dining furniture and large log store also.

This family home is situated within walking distance of all village amenities including shops, public houses, takeaways, bus stops, train station, schools, all weather sports facilities and medical practice.

Haydon Bridge is situated in the Tyne Valley astride the river Tyne with excellent road and rail links East and West to Hexham, Newcastle and Carlisle. Hadrians Wall country is on the doorstep and a relatively short drive takes you into the heart of the Northumberland National Park, Lake District, North Pennines Moors, Durham Dales and Scottish Borders.

## INTERNAL DIMENSIONS

Kitchen: 15'4 x 17'7 into patio door recess (4.67m x 5.36m)  
Utility: 13'6 x 5'4 (4.11m x 1.63m)  
Lounge: 17'7 into patio door recess x 15'6 into alcove (5.36m x 5.03m)  
Study/Bedroom 4: 9'1 x 8'5 (2.77m x 2.57m)  
Bedroom 1: 15'9 into alcove x 9'11 (4.8m x 3.02m)  
Bedroom 2: 15'6 x 8'5 (4.72m x 2.57m)  
Bedroom 3: 12'2 plus robes x 7'3 (3.71m x 2.21m)  
Bathroom: 9'4 x 8'7 (2.84m x 2.62m)  
Garage: 20'10 x 17'6 (6.35m x 5.33m)

## PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Gas  
Broadband: Fibre  
Mobile Signal / Coverage Blackspot: No  
Parking: Driveway & Twin Garages

## MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

## 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:** C

**EPC RATING:** TBC

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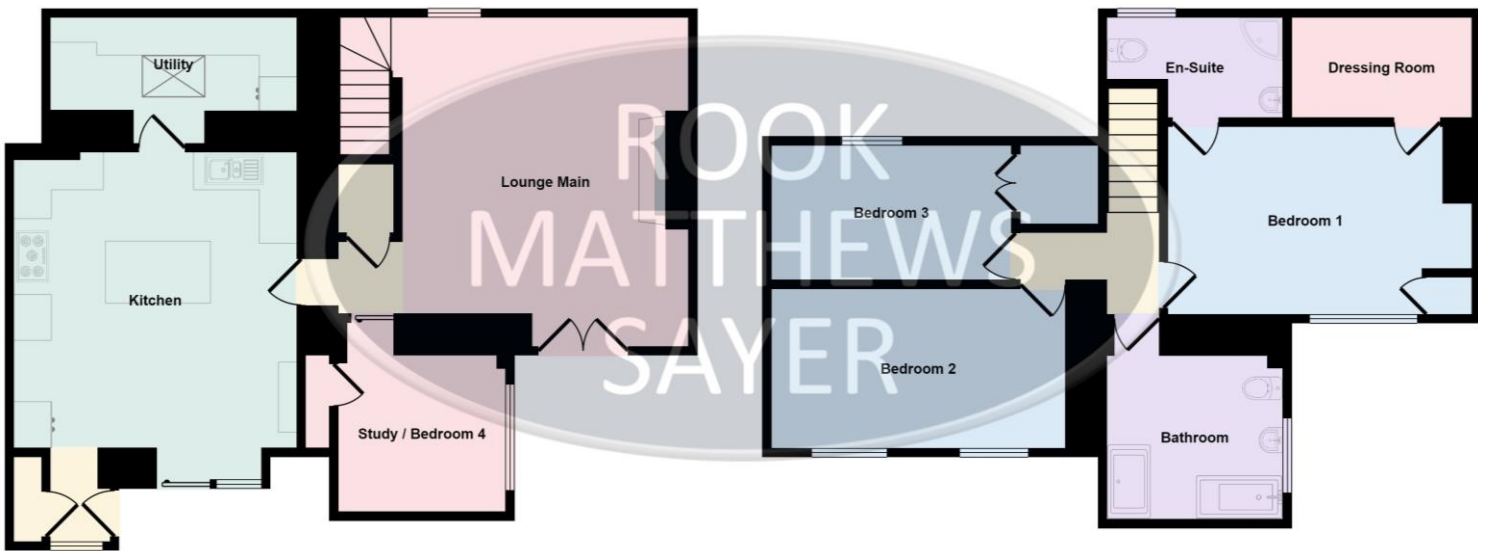
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Ground Floor

First Floor

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