



## The Cottage

### Humshaugh

- Period Family Home
- Five Bedrooms
- Period Character Features
- Generous Plot
- Garage & Driveway Parking
- Desirable Village Location

Asking Price: **£685,000**

01434 601616  
46 Priestpopple, Hexham, NE46 1PQ

ROOK  
MATTHEWS  
SAYER

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

# The Cottage, Humshaugh

A much admired, imposing residence set within a very desirable village, offering elegant family accommodation, believed to date back to circa 1740. Set within a generous private plot, being a little over one fifth of an acre, commanding open valley views and offering versatile outbuildings within the large private plot.

Cleverly finishing fine period features with modern elements and conveniences such as oil central heating and expensive replacement double glazed windows. All rooms are spacious and boast high ceilings with feature picture rails and fireplaces scattered throughout.

Offering space, style and status, the desiring purchaser will be enchanted with the character and opulence on offer at The Cottage.

Lying within a conservation area, the 'picture perfect' appearance immediately gives a favourable impression. Upon entering the house this impression is further endorsed.

Entering the property via the entrance lobby with quarry tiled floor, leading into the L-shaped hallway with wide turning staircase to the upstairs landing.

The drawing room is the first room approached from the hallway, which offers a beautiful mature fireplace and window to front elevation overlooking the gardens.

On the ground floor there is also, a formal dining room, lounge with stone inglenook fireplace and an inset cast iron wood burning stove. The lounge also offers twin interconnecting doors to the garden room which shows the room's vaulted ceiling and offers twin French doors to the front garden terrace.

To the rear of the property, we have a large utility room with ample space for white goods, Belfast sink unit, base and wall cupboard units, hanging rails and clothes drying pulley.

Completing the ground floor is the breakfasting kitchen which offers a comprehensive range of shaker style units with built-in double eye-level oven, hob, fridge and dishwasher.

The first-floor landing offers a range of cupboards for storage purposes. The double aspect master bedroom offers an ensuite 'Jack & Jill' shower room/ WC. There are four further double sized bedrooms and an ample sized family bathroom offering enough space for a growing family or entertaining guests.

The walled front garden is secluded and adjacent to the large gated block paved driveway offering parking for several cars as well as that offered within the garage. The garage is one of 3 adjoining stone-under-slate outbuildings offering space for tools, garden equipment, solid fuel and currently housing an oil tank. The potential for this to be converted is interesting also, subject to the necessary consents. The rear garden provides high levels of privacy and offers a pedestrian gate to the rear which leads out into open fields, perfect for taking an evening stroll with 'man's best friend'.

Viewings are recommended for this property to appreciate and envisage the full potential this beautiful home has to offer.

Humshaugh has become a very desirable, exclusive rural Northumbrian village in the heart of Roman Wall Country. With great road links to Hexham and Newcastle, the village has a real chocolate box feel to it, set beside the North Tyne River with rolling hills surrounding. Village shop, public house, doctor's surgery and busy village hall are all part of community life here and all further amenities are within easy reach in Hexham via the regular bus services.

## INTERNAL DIMENSIONS

Drawing Room: 20'4 x 15'3 into alcoves (6.20m x 4.65m)

Lounge: 17'3 into alcoves x 15'3 (5.26m x 4.65m)

Sun Room: 12'8 x 10'4 (3.86m x 3.15m)

Kitchen: 17'7 x 13'3 (5.36m x 4.04m)

Dining Room: 18'11 x 10'6 (5.77m x 3.20m)

Utility: 11'11 x 11'10 (3.63m x 3.61m)

Principal Bedroom: 18'3 reducing to 17'7 x 11'1 (5.56m to 5.36m x 3.38m)

Bedroom 2: 15'3 x 13'10 into alcoves (4.65m x 4.22m)

Bedroom 3: 15'5 into alcoves x 11'10 (4.70m x 3.61m)

Bedroom 4: 15'4 x 10'4 into robes (4.67m x 3.15m)

Bedroom 5: 10'11 x 10'7 (3.33m x 3.23m)

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Oil, Wood Burners and Open Fireplaces

Broadband: Fibre To Cabinet

Mobile Signal / Coverage Blackspot: No

Parking: Garage & Driveway Parking

## 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.

## RESTRICTIONS AND RIGHTS

Part of the external boundary wall is Grade II Listed and the property is situated in a conservation Area

## 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: G

## EPC RATING: TBC

HX00006427.BJ.MR.21.02.2025.V.1

**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East



# The Cottage, Humshaugh



**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

**16 Branches across the North-East**

