

Hexham | Northumberland

The Foggett





Accommodation in Brief

Ground Floor

Entrance Hall/Boot Room | WC | Kitchen/Dining Room | Utility Room | Sitting Room
Family Room | Sun Room

First Floor

Principal Bedroom with En-Suite Shower Room | Family Bathroom
Three Further Double Bedrooms

Externally

Detached Double Garage







The Property

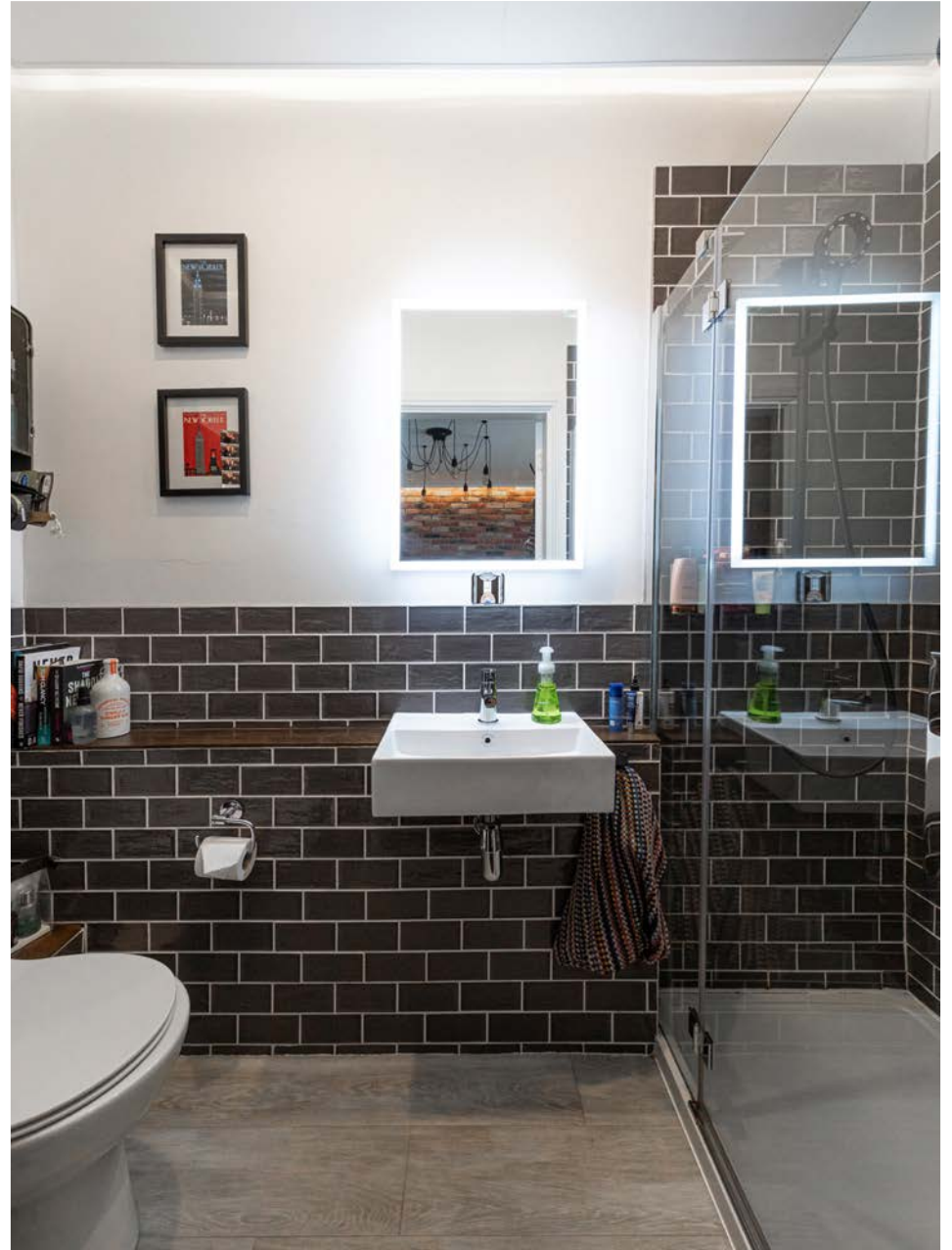
The Foggett is an immaculately presented, stone-built Georgian farmhouse located just minutes from the vibrant market town of Hexham. This beautiful property offers an idyllic rural retreat with countryside views, providing an exceptional opportunity for those seeking a tranquil lifestyle while remaining conveniently close to local amenities.

Inside, the main living areas are both spacious and tastefully decorated, featuring Amtico flooring throughout much of the ground floor. Thoughtful additions include a downstairs WC, boot room, and a well-equipped utility room complete with a Belfast sink, storage units, and plumbing for both a washing machine and dryer. The kitchen is elegantly designed with ample traditional cream shaker-style base and wall cabinetry, complemented by wooden countertops and integrated appliances. This generous space includes a dining area, perfect for a table and chairs set by the feature fireplace and glazed bi-fold doors that open onto the rear courtyard.

The Foggett also offers two versatile living areas. The formal living room, with an open fireplace, provides dual-aspect views over the gardens, while a cosy snug warmed by a contemporary log-burning stove offers a welcoming retreat. At the front of the property, a sunroom serves as an additional comfortable seating area with delightful garden views.

On the first floor, you'll find four double bedrooms and a contemporary family bathroom with a luxurious freestanding double-ended tub and a Grohe shower with a wet-room screen. The principal bedroom, positioned at the front of the property, overlooks the gardens and boasts beautiful Junkers solid walnut flooring. It also features an en-suite shower room with an overhead rainfall shower and a separate rail-mounted shower head. The three additional bedrooms are equally charming, with two showcasing original fireplaces.







Externally

Externally, The Foggett is accessed via a private gravel driveway set back from Dipton Mill Road. This driveway leads to the rear of the property, offering ample parking for several vehicles and providing access to a detached double garage, which is equipped with lighting and power. This versatile space can serve as a substantial workshop or a convenient storage area.

The generous gardens at the front of the property are beautifully maintained and well presented, showcasing mature, well-stocked borders that enhance the landscape. The main garden is predominantly laid to lawn with a charming gap in the hedge that leads to a hidden fruit orchard to the north. Two expansive flagstone patio areas adjacent to the house offer inviting spaces for al fresco gatherings and relaxation, allowing you to enjoy stunning views over the rolling hills toward Hexham Racecourse.





Local Information

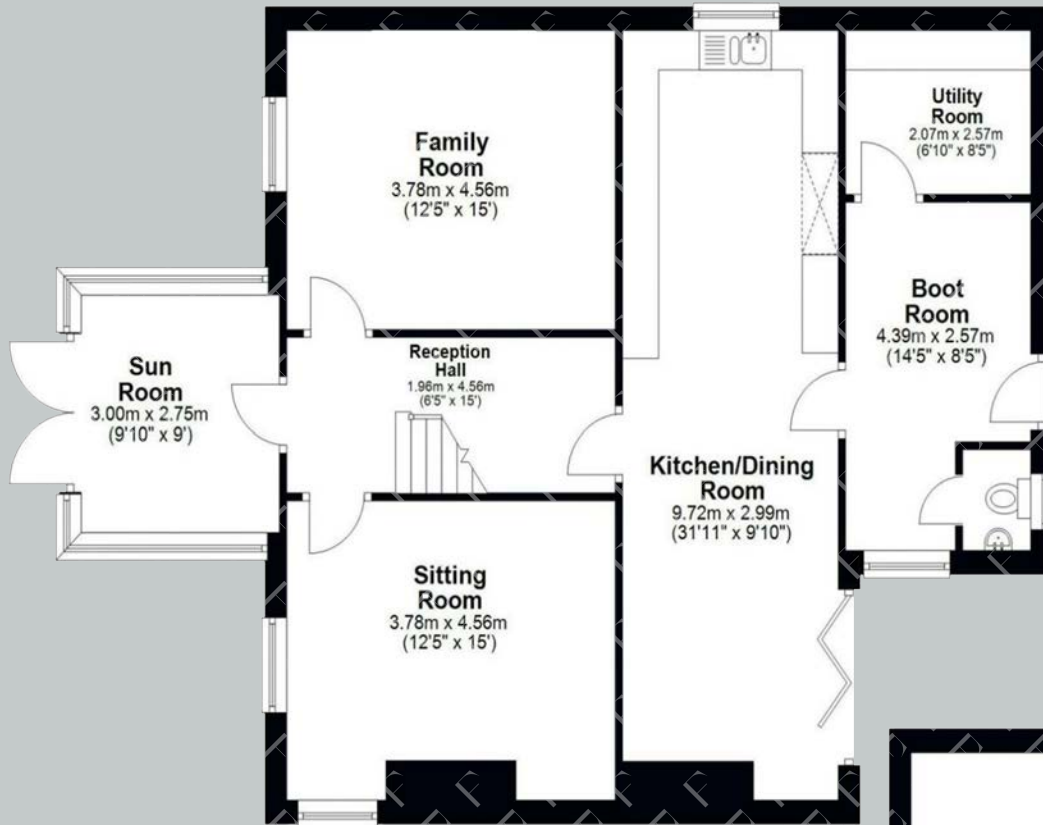
A short drive away from the bustling market town of Hexham, including restaurants, supermarkets, various shops, a bimonthly farmers' market, professional services, a leisure/sports centre, cinema, theatre, and a hospital. The town has an historic Abbey at its heart together with several other buildings of note. The beautiful surrounding area provides walks and other country pursuits, with golf courses, sports clubs and Hexham racecourse within easy reach.

For schooling, there is a wide selection of schools in Hexham including The Sele First School, which has achieved 'outstanding' Ofsted reports for many years and provides exceptional education from 3-9 years. The well-regarded Queen Elizabeth High School is within walking distance of Hillfield. In addition, Mowden Hall Preparatory School is nearby and provides private education from nursery to 13 years. There are several private day schools in Newcastle with school transport offered from Hexham.

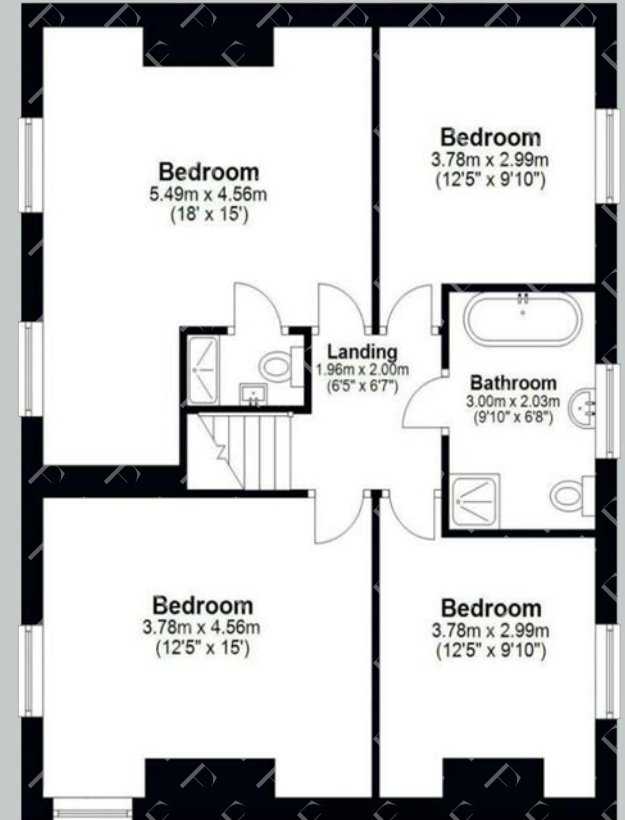
For the commuter, the A69 provides excellent access to Newcastle to the east and Carlisle to the west and onward access to the A1 and M6. The rail station at Hexham provides regular cross-country services to Newcastle and Carlisle, where connecting main line services are available to major UK cities north and south. Newcastle International Airport is also within easy reach.

Floor Plans

Total area: approx. 205.7 sq. metres (2214.3 sq. feet)



Ground Floor



First Floor

Google Maps

what3words



///drops.cement.fists

Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Services

Mains electricity. Water is supplied from a private well with a UV sonicator. Drainage to septic tank.

Postcode

Council Tax

EPC

Tenure

NE46 1YB

Band E

Rating E

Freehold

Viewings Strictly by Appointment

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