

Hexham | Northumberland

14 Hencotes





Accommodation in Brief

Ground Floor

Sitting Room | Kitchen | Shower Room/WC | Garden Room

First Floor

Two Double Bedrooms | WC | Bathroom/Laundry Room

Second Floor

Double Bedroom with WC | Double Bedroom





The Property

14 Hencotes is a charming Grade II Listed townhouse, enviably positioned in the heart of Hexham, offering immediate access to the town's extensive amenities. Behind its handsome period façade, the property presents a beautifully proportioned and well-maintained home, combining light-filled interiors with an elegant sense of space. It is further enhanced by a secluded, generously sized south-facing garden and an inviting entertaining area to the rear.

The welcoming sitting room features warm engineered oak flooring and a striking brick fireplace with a wood-burning stove, which serves as a natural focal point. The spacious open-plan layout comfortably accommodates a cosy sitting area in front of the fire and a designated dining space next to the open-tread staircase leading to the first floor. This thoughtful arrangement encourages both relaxed family living and stylish entertaining.

The contemporary kitchen is thoughtfully designed, with sleek cabinetry, open shelving, and integrated appliances, including a dishwasher, fridge freezer and double oven. A set of double-glazed doors open directly onto the south-facing garden. Adjacent to the kitchen, you'll find a convenient downstairs shower room with a WC, as well as a stunning garden room that provides a peaceful retreat. Skylights bathe the space in natural light, and a further set of doors leads out to the terrace beyond. Currently arranged as a second living room, this versatile space could easily serve as a dedicated home office or studio, complete with generous fitted storage units.





On the first floor, the principal bedroom benefits from dual-aspect windows and a Juliet balcony overlooking the garden. The second bedroom is equally well-proportioned, offering a comfortable and airy space. Both bedrooms are served by a beautifully appointed family bathroom, which boasts a large freestanding tub as a standout feature, complemented by a separate walk-in shower for a touch of luxury and practicality. The bathroom also includes a convenient laundry area with worktops and plumbing for a washing machine.

The second floor comprises of two additional double bedrooms, each retaining charming period features and offering ample storage. The larger of the two could easily accommodate an en-suite, with plumbing already in place. This top floor provides versatile space, perfect for family members seeking privacy or for use as an adaptable workspace.







Externally

The generous and secluded south-facing garden is a true highlight, thoughtfully landscaped with a combination of manicured lawns, mature planting, and inviting seating areas. A delightful summerhouse sits at the far end, offering a perfect spot for quiet relaxation or creative pursuits. The paved terrace adjacent to the house is ideal for outdoor dining and entertaining, enjoying a high degree of privacy amidst established greenery.

Agents Note

There are exclusive residential/parking arrangements provided by access to four spaces on Hencotes as well as eight unrestricted parking bays on St Cuthberts Terrace.



Local Information

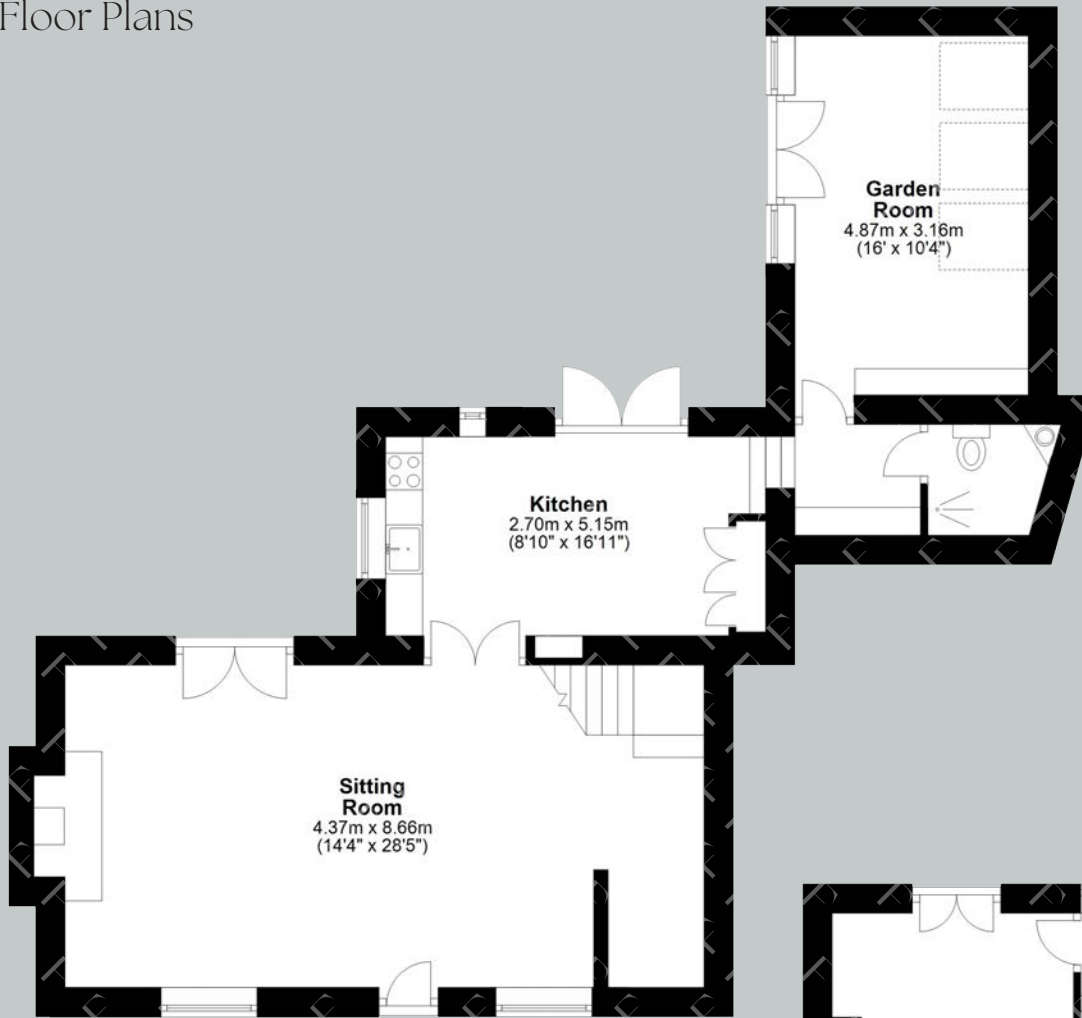
The property is ideally placed within walking distance for all the amenities within the attractive, bustling market town of Hexham which offers a full range of day-to-day facilities with supermarkets, a good range of shops including independent delicatessen, butcher, baker, greengrocer and bimonthly farmers' market, professional services, 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. The charming and historic village of Corbridge offers additional amenities including further artisan shops while nearby Matfen Hall and Close House offer excellent leisure facilities. Newcastle city centre is within easy reach and provides further comprehensive cultural, educational, recreational and shopping facilities.

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 and the well-regarded Queen Elizabeth High School. 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.

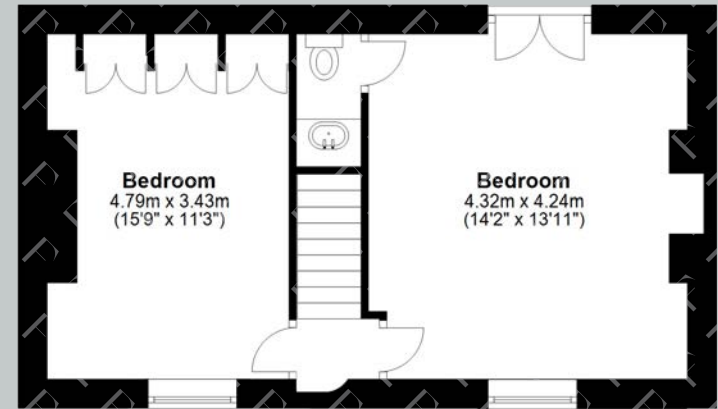
For the commuter, the A69 provides excellent access to Newcastle to the east and Carlisle to the west and onward access to the A1 and M6. The rail station at Hexham provides regular cross-country services to Newcastle and Carlisle, where connecting main line services are available to major UK cities north and south. Newcastle International Airport is also within easy reach, approximately 30 minutes by road.



Floor Plans



Ground Floor



Second Floor



First Floor

Total area: approx. 193.0 sq. metre (2077.3 sq. feet)

Google Maps

what3words



///balancing.smelter.mascot

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, gas, water and drainage.

Gas-fired central heating.

Postcode

NE46 2EJ

Council Tax

Band D

EPC

Rating D

Tenure

Freehold

Viewings Strictly by Appointment

T: 0330 111 2266

E: contact@finest.co.uk





Finest

PROPERTIES

15 Market Place | Corbridge | Northumberland | NE45 5AW

0330 111 2266 | contact@finest.co.uk

finest.co.uk

IMPORTANT INFORMATION Finest Properties, for themselves and for the Vendors and Lessors of this property whose Agents they are give notice that: (1) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) No person in the employment of Finest Properties, has any authority to make or give any representation or warranty whatever in relation to this property.