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PROPERTIES

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Causey Hill | Hexham | Northumberland



Westburn



# Accommodation in Brief

## Lower Ground Floor

Cellar

## Ground Floor

Entrance Vestibule | Reception Hall | Drawing Room | Dining Room  
Sitting Room | Kitchen and Breakfast Room | Utility Room | Pantry  
Boot Room | WC | Study

## First Floor

Principal Bedroom with En suite and Dressing Room  
Four Further Bedrooms | Family Shower Room

## Externally

Long Gated Drive with Parking | Lawned Gardens | Greenhouse  
Terrace | Detached Double Garage | Large Shed | In all about 1.32 acres



## The Property

Westburn is a handsome Grade II listed house, privately set behind gates, with elegant interiors and about 1.32 acres of landscaped grounds, all within easy reach of Hexham.

As you step through the entrance vestibule, a wide reception hall unfolds, panelled to dado height, with high cornicing and a graceful arch that draws the eye to the turned handrail beyond. To the right, the drawing room offers an easy everyday retreat, well suited to music or reading. Tall sash windows with working shutters frame a broad bay with a window seat that looks over the garden, while ornate ceiling plasterwork and a carved marble fireplace provide the natural focal point.

Further down the reception hall to the left, the dining room features crisp period detailing, wood flooring and a ceiling rose, its impressive bay window with views to the garden, the greenhouse and one of several seating areas.

At the end of the hall, the sitting room is planned for easy family living, a generous space with a wood burning stove beneath an oak mantel, wide glazing to the garden and French doors that open directly to the terrace.

The kitchen breakfast room is arranged for efficient preparation and clear circulation with Amtico flooring and painted ceiling beams. Warm timber cabinetry is paired with granite worktops, a Belfast sink and a traditional 4 oven Aga, and dining area beside a tall sash window.





A generous utility continues the specification, joined by a dedicated pantry and a properly fitted boot room, so groceries, laundry and outdoor kit can be managed out of sight. There is also a small cellar for wine and household items. A WC and a study sit away from the main flow of the house.

The staircase rises to a bright landing off which there are five bedrooms. The principal suite enjoys a quiet position with abundant natural light and long, leafy views through two broad sash windows. The bedroom is generously scaled, its gentle coved ceiling and calm palette giving a restful feel, with a fitted dressing room alongside, lined with full height wardrobes. The ensuite bathroom is contemporary yet understated, with a freestanding bath, a large walk-in shower, heated towel rails and a modern vanity with a vessel basin. Three further bedrooms line the front and western elevations, each benefiting from the ceiling height and window scale expected of the period. A fifth bedroom offers flexibility for a nursery or additional study. The family shower room is modern in finish, with large format tiling, a walk-through shower enclosure and heated towel rails.

Throughout, the architecture sets the mood. Tall sash windows and broad bays carry daylight across the house, while generous ceiling heights and long sightlines lend a calm sense of volume. Deep skirtings and considered circulation together create a home that hosts with confidence yet works quietly for everyday life.





## Externally

A long, gated drive curves through established planting to ample gravel parking as well as a detached double garage and large shed with a timber store beyond. The grounds are a notable feature, level lawns edged by mature trees and clipped hedging, with orchard planting and espaliered lines adding structure. A south facing terrace sits close to the house for coffee and summer dining, while a second seating area is tucked beside a striking log stack wall for sheltered evenings. A period greenhouse anchors the productive corner with beds for herbs and vegetables, and the wider garden opens to broad green swathes that hold the light through the day. The whole reads as a coherent, beautifully kept setting, private and green, yet comfortably placed for Hexham's schools, town amenities, rail and road links.





## Local Information

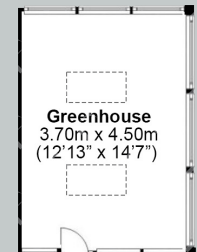
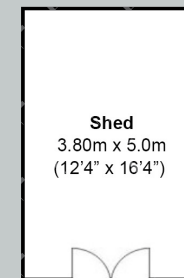
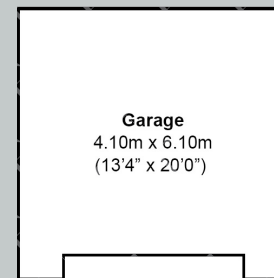
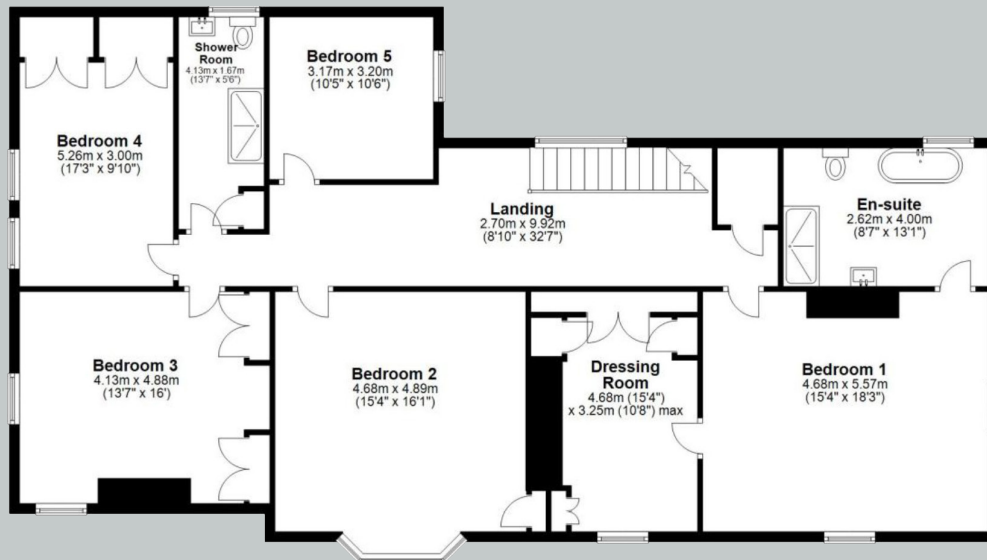
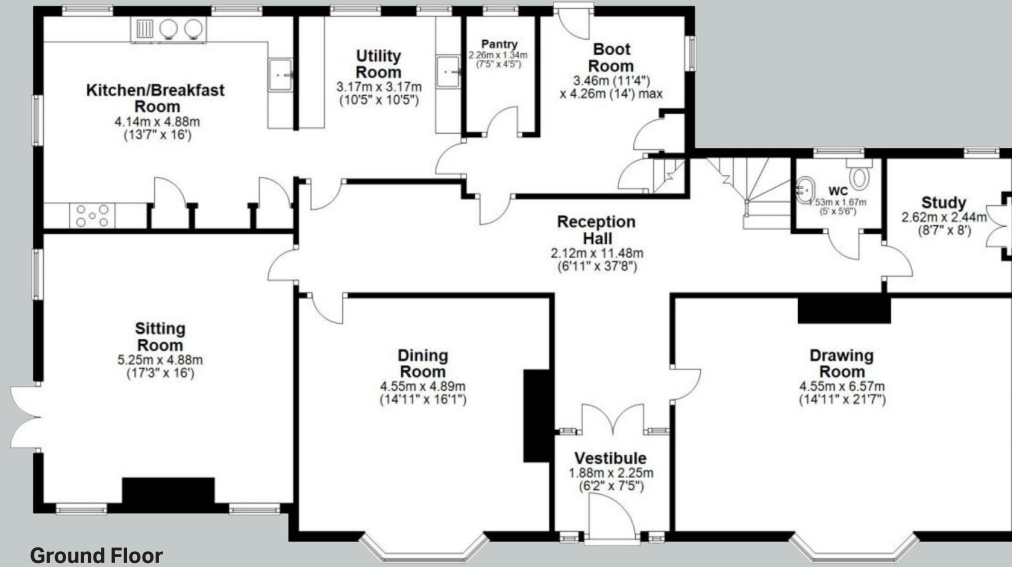
Westburn is ideally placed for the amenities of Hexham, a thriving market town renowned for its historic Abbey, independent shops, cafés and strong community. The town offers supermarkets, a leisure centre, swimming pool, independent cinema, arts centre and hospital, along with a popular twice monthly farmers' market. The surrounding countryside provides superb walking and outdoor pursuits, with Hadrian's Wall, Northumberland National Park and the North Pennines AONB all close by. Hexham Racecourse, local golf courses and a range of sports clubs are also easily accessible. Nearby Corbridge offers further artisan shops and eateries, while Matfen Hall and Close House provide outstanding leisure and dining. Newcastle city centre is within easy reach for additional cultural, educational and retail opportunities.



The area is served by a strong selection of Ofsted rated Good schools. Nearby first schools include Hexham First, The Sele and St Mary's Catholic, with middle provision at Hexham Middle and St Joseph's Catholic Middle School. Queen Elizabeth High School provides well regarded secondary and sixth form education. Independent schools in Newcastle and Northumberland are accessible by road or rail. Several nurseries support early years provision locally.

For the commuter, the A69 offers excellent links to Newcastle and Carlisle, with onward access to the A1 and M6. Hexham railway station provides regular services to both cities, with mainline connections to Edinburgh, London and beyond. London can be reached by train in under four hours. Newcastle International Airport is also within easy driving distance.

# Floor Plans



**Outbuilding**

**Main House total area: approx. 336.5 sq. metres (3622.1 sq. feet)**  
**Outbuildings total area: approx. 60.66 sq. metres (199 sq. feet)**

Google Maps

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## 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

The property is connected to mains electricity, gas, water and drainage with gas fired central heating.

Postcode

Council Tax

EPC

Tenure

NE46 2DR

Band G

Rating E

Freehold

## Viewings Strictly by Appointment

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