

# Finest

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Haydon Bridge | Hexham | Northumberland

The Warren



“A stone-built house with south and east-facing gardens and far-reaching countryside views”

## The Property

Set within an elevated position with far-reaching views across open countryside, The Warren is a stone-built house that feels both settled within its landscape and quietly individual in its design. Constructed in natural stone with bespoke timber detailing, the house presents a considered balance of traditional materials and practical modern living, with gardens extending to the east and south, ensuring light and outlook are a consistent feature throughout.

The house opens into a welcoming entrance hall, where timber flooring and joinery immediately establish the tone of the interiors. This level is arranged to provide the principal sleeping accommodation, with three well-proportioned bedrooms positioned around the plan. Each room is thoughtfully placed to enjoy a pleasant aspect, maintaining a strong connection to the surrounding landscape.

A family bathroom fitted with an electric shower and a separate shower room serve this floor, both finished with quality sanitaryware including Villeroy & Boch. A utility room sits to one side, offering practical day-to-day functionality, alongside internal access to the garage.

The staircase rises to a galleried landing, where the sense of space and light becomes more apparent as the layout opens into the main living areas, positioned to make the most of the elevated setting.



The sitting room is particularly impressive, both in scale and atmosphere, with exposed ceiling beams and a substantial stone fireplace fitted with a woodburning stove forming a natural focal point. Wide windows draw in light from multiple aspects, framing uninterrupted views across the surrounding countryside while maintaining a comfortable, settled feel.

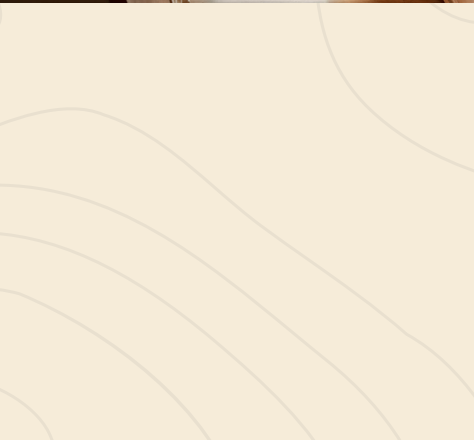
Adjoining this, the dining room offers a more intimate setting, well suited to both everyday use and entertaining, with a direct connection to the kitchen allowing for an easy, natural flow between the spaces.

The kitchen is fitted with bespoke oak cabinetry, crafted from Bardon Mill oak, and arranged to provide generous workspace and storage. A range-style cooker with gas hob sits centrally within the design, while tiled splashbacks and solid work surfaces reinforce the practical, durable nature of the space.

An additional two bedrooms on this level offer further flexibility, whether used for guests or a study, complementing the overall adaptability of the layout.

Throughout the house, attention to material and detail is consistent, with oak and pine flooring, traditional timber doors, and a cohesive palette that gives the interior a sense of continuity. The result is a house that feels both robust and carefully maintained, with a layout that responds thoughtfully to its setting, placing the principal living spaces where the views can be best appreciated.





Google Maps

what3words



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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

Mains electricity and water | Oil-fired central heating | Private drainage  
Bottled gas supply to hob | Electric shower installed in shower room

Postcode    Council Tax    EPC    Tenure

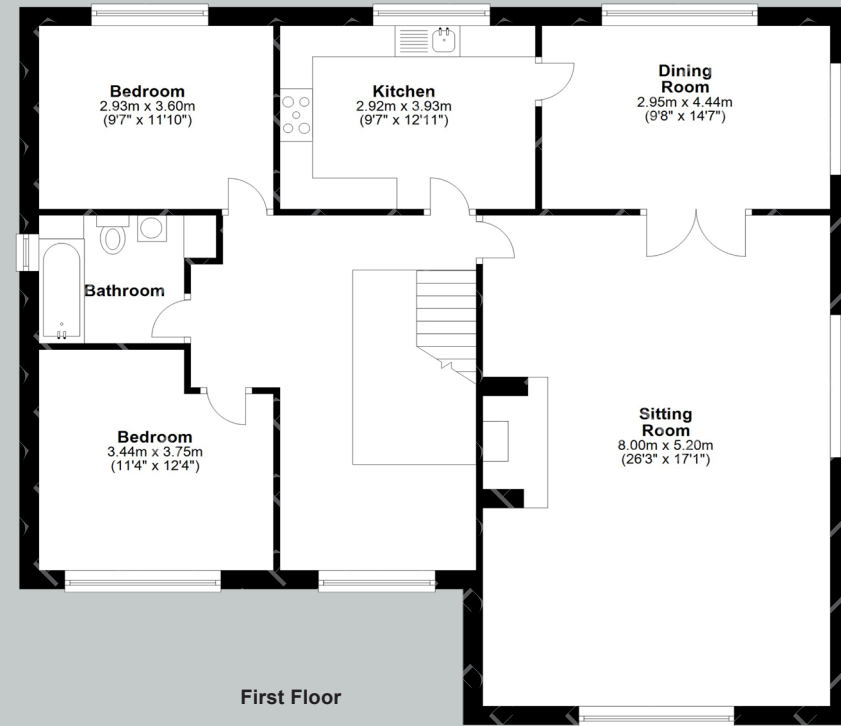
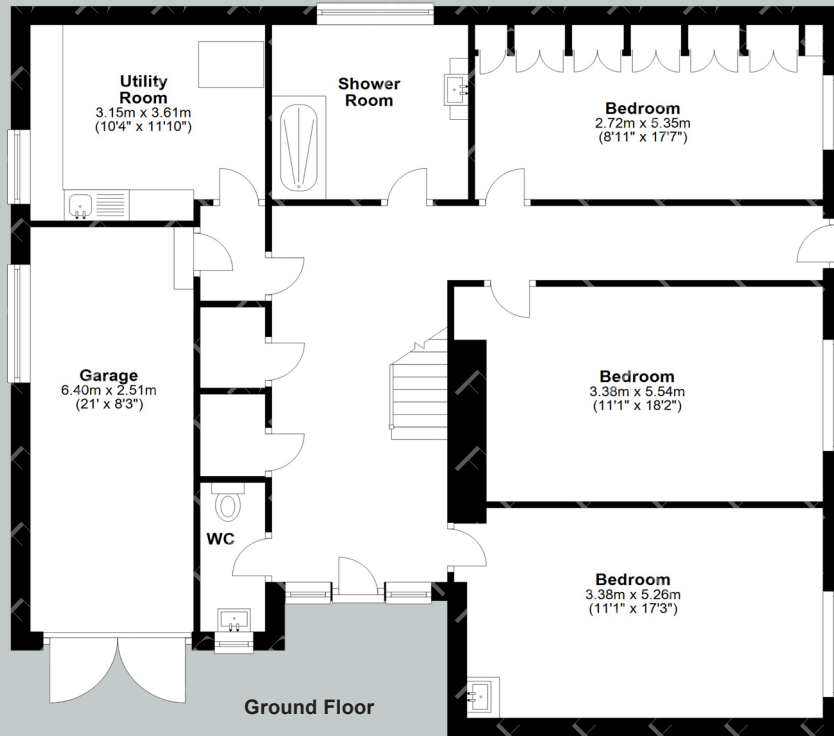
NE47 0AD

Band E

Rating E

Freehold

# Floor Plans



Total area: approx. 238.8 sq. metres (2570.0 sq. feet)

# Finest

Viewings Strictly by Appointment



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