

Finest

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Elvaston Road | Hexham | Northumberland

Linton



“An elegant period house with private gardens on one of Hexham’s most desirable residential roads ”

The Property

Occupying an established position on sought-after Elvaston Road, Linton is an elegant detached period house where generous proportions and carefully preserved architectural detail create a home of lasting appeal. Oak joinery, decorative fireplaces, deep bay windows and lofty ceilings reflect the craftsmanship of its era, while later improvements have been sensitively introduced to support the demands of modern family life without compromising the character that makes the property so distinctive.

Stepping through the entrance hall, the quality and scale of the house are immediately apparent. The welcoming hall forms the centrepiece of the ground floor, where the beautifully crafted staircase rises to a spacious galleried landing above, creating an impressive first impression.

The principal reception rooms are arranged around the hall, each enjoying its own distinct character. The elegant living room is centred around a handsome original fireplace with a carved timber surround, decorative tiled inserts and an ornate cast-iron grate. A broad bay window overlooks the mature front garden, drawing natural light into the room and creating a refined setting for both entertaining and everyday living.

Across the hall, the living room is equally generous in scale, where a broad bay window frames attractive views of the mature front garden and draws natural light deep into the room. A recessed fireplace incorporating a contemporary wood-burning stove provides a welcoming focal point, while the generous proportions make it equally suited to everyday family life and more formal entertaining.



Beyond, a charming snug enjoys a wonderfully light aspect, with French doors opening onto a sheltered stone terrace framed by mature planting. Offering valuable flexibility, it provides an ideal space for reading, relaxation or informal family living throughout the year.

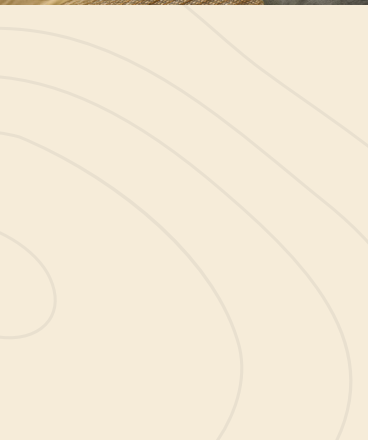
The kitchen has been thoughtfully extended to create a practical and sociable space, where bespoke painted shaker cabinetry is paired with granite worktops featuring softly distressed edges. A substantial central island provides generous preparation space and informal seating, while a range cooker forms a natural focal point. Extensive cabinetry and work surfaces cater effortlessly for both everyday cooking and larger gatherings. Beyond, the adjoining utility room offers additional storage, laundry facilities and external access. A well-appointed ground floor shower room with WC further enhances the flexibility of the accommodation, making it particularly well suited to modern family life and visiting guests.

The first floor continues to impress with generously proportioned accommodation arranged around the spacious landing. The principal bedroom is a particularly elegant retreat, enhanced by a wide bay window that fills the room with natural light and enjoys a pleasant outlook across the surrounding greenery. Three further bedrooms provide comfortable accommodation for family and guests, one of which benefits from the privacy of an en-suite shower room. Completing the first floor is a family bathroom that retains much of its original charm, fitted with both a bath and separate shower.





A staircase continues to the second floor, where two substantial attic rooms provide valuable ancillary accommodation. One is currently arranged as an occasional bedroom, while the second is used for storage, together offering excellent flexibility to suit a variety of requirements, including hobbies, home working or additional storage.



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.

Postcode Council Tax EPC Tenure

NE46 2HN

Band F

TBC

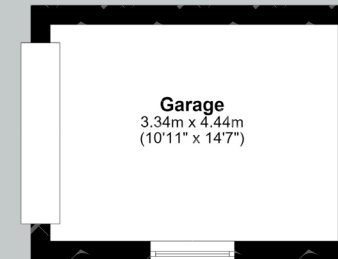
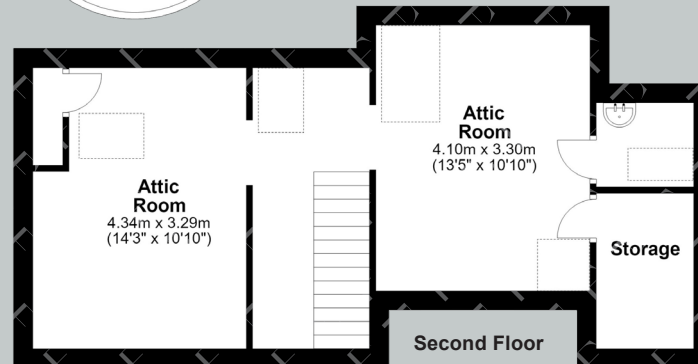
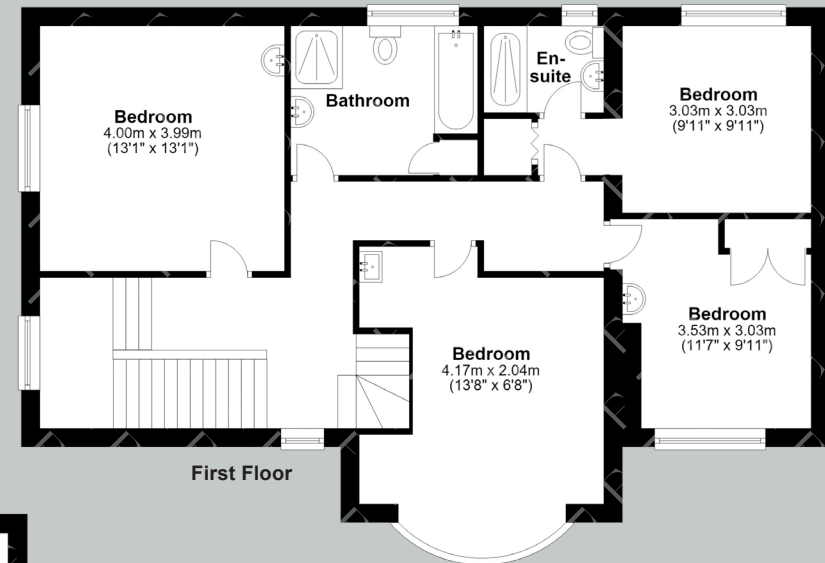
Freehold

Services

Mains electricity, gas, drainage, and water.



Floor Plans



Total area: approx. 231.9 sq. metres (2495.9 sq. feet)

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Viewings Strictly by Appointment



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