

BRUNTON

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HENSHAW, HEXHAM, NE47

£495,000

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Substantial five-bedroom detached home situated in Henshaw, enjoying breathtaking views.

This delightful property offers a carefully designed layout that maximises space and natural light. The ground floor comprises a spacious dining room, a generous living room, a superb scenic garden room, a well-appointed country kitchen, a family bathroom, and three well-proportioned bedrooms, with the master benefiting from a private en-suite.

The first floor hosts two further bedrooms and a shower room. The property also benefits from a garage.

Henshaw is a picturesque village within easy reach of Hexham, providing a blend of rural charm and convenient access to local amenities. The area offers a range of everyday facilities, including shops, cafés, and recreational spaces, while nearby schools serve all age groups. Excellent road links and public transport connections provide straightforward access to surrounding towns and cities, making it an ideal location for both commuting and enjoying the tranquillity of the Northumberland countryside.

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The property opens with a bright entrance vestibule with dual-aspect windows, leading into a spacious dining room. This room includes a stone feature wall and acts as the central point of the house.

Off the dining room is a generous living room with ceiling cornicing, dual-aspect windows, and a stone fireplace with a wood-burning stove. This space receives good natural light and is well-proportioned.

To the left of the dining room is the garden room, which benefits from a south-westerly aspect. It has panoramic windows, a vaulted ceiling, and another wood-burning stove. A WC is also located in this room.

A hallway at the rear of the dining room leads to the kitchen and bedroom wing. The kitchen has a breakfast bar, integrated fridge, double oven, hob, extractor, and ceramic sink with mixer tap. There is a good amount of storage through floor and wall units, and a wide work surface.

The main bathroom is located further along the hall and includes a sunken panelled bath with shower over and glazed screen, and a pedestal wash hand basin.

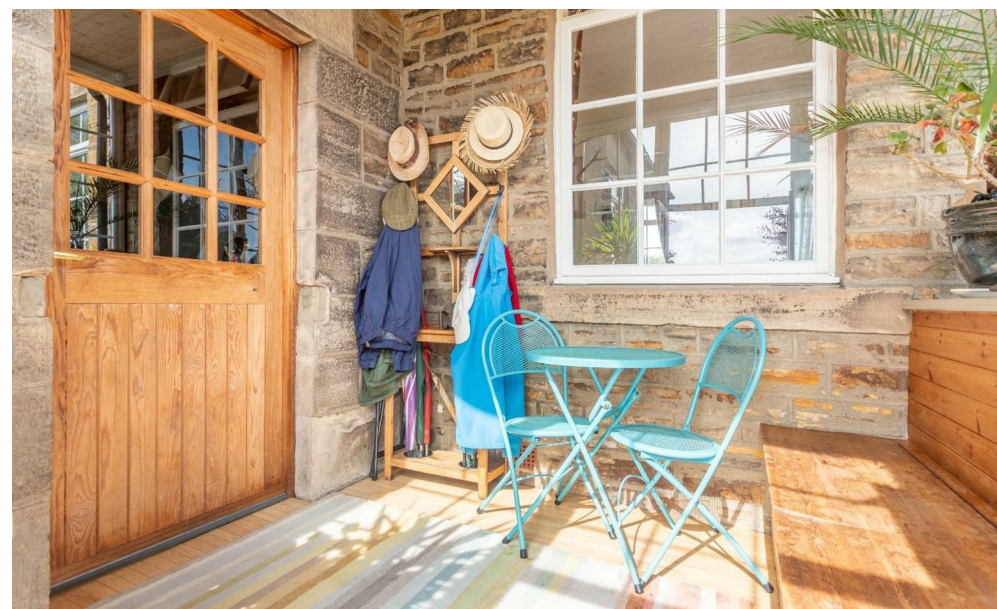
To the right of the hallway are three double bedrooms. The master bedroom has dual-aspect windows, fitted wardrobes with hanging and shelving space, a vanity unit with basin, mirror and shelving, a separate shower cubicle, and a chrome heated towel rail. The second bedroom includes a large shower cubicle, wash hand basin, separate WC, chrome heated towel rail, and tiled splashback. The third bedroom includes overhead storage cupboards.

Stairs from the hallway lead to the first-floor landing, which is large enough to be used as a study or office area. Two further bedrooms are located on this floor. Bedroom four has a southerly view and built-in wardrobe with overhead lockers. Bedroom five faces north and offers a quiet outlook.

The upstairs shower room includes a quadrant shower unit, wash hand basin, low-level WC, splash boarding to the walls, ceramic tiled flooring with electric underfloor heating, and a chrome heated towel rail.

Externally, the property includes a double garage with stairs leading to a mezzanine level, suitable for storage or workshop use. To the rear of the property is a hot tub, which is included in the sale, it sits in a summer house style shed. There is also a separate external utility room with a Belfast sink, plumbing for a washing machine, and power and water connections.

The house is surrounded by wraparound gardens, enclosed by hedging and stone walls. There are lawned areas, gravel paths, paved seating spaces, fruit trees, vegetable patches, raised beds and a variety of shrubs.



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : E

EPC RATING : E



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		92		(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	