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TEMPERLEY PLACE, HEXHAM, NE46
Offers In The Region Of £275,000

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Brunton Residential are thrilled to present this stylish and immaculately presented period home, boasting an excellent open-plan contemporary kitchen/living area, two bedrooms, a family bathroom, and a large courtyard.

This exceptional Grade II listed, stone-built home—originally a coach house—has been sympathetically refurbished and fully modernised by the current owners. It is located on Temperley Place, Hexham, on the periphery of the desirable West End. The area offers direct access to Hexham Town Centre, with its excellent array of shops, cafés, restaurants, and amenities.

The property is also just a short walk from Hexham Golf Club, highly regarded local schools, and Hexham Railway Station, which provides excellent links to Newcastle City Centre and destinations throughout the Tyne Valley.

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Upon entering the property, you are welcomed into a kitchen living area, with high quality base and wall modern units and integrated appliances . This characterful room benefits from exposed beams, exposed bricks, stone flagged flooring, and a wood burning stove. Distinctive bow arched windows complete the space, allowing in plenty of natural light. A spiral staircase leads to the upper level.

Upstairs, the main lounge area features elegant sash windows and a striking cast iron fireplace. This room also includes a convenient storage unit and a door providing access to the stairs leading down to the front of the property. This room could also be used as a bedroom.

An inner hallway—accessible from the lounge—houses the top of the spiral staircase and provides entry to a shower room comprising a shower, wash basin, and WC.

The hallway also leads to a well-sized bedroom, enhanced by dual aspect windows and a charming feature fireplace.

Externally, the property features a gated courtyard with parking for one vehicle, a storage area beneath the archway, neatly arranged potted shrubs, and an additional parking space to the rear.



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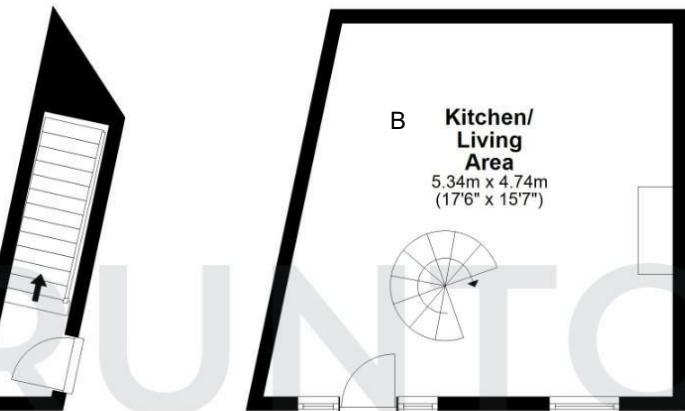
TENURE : Freehold

LOCAL AUTHORITY : Northumberland County Council

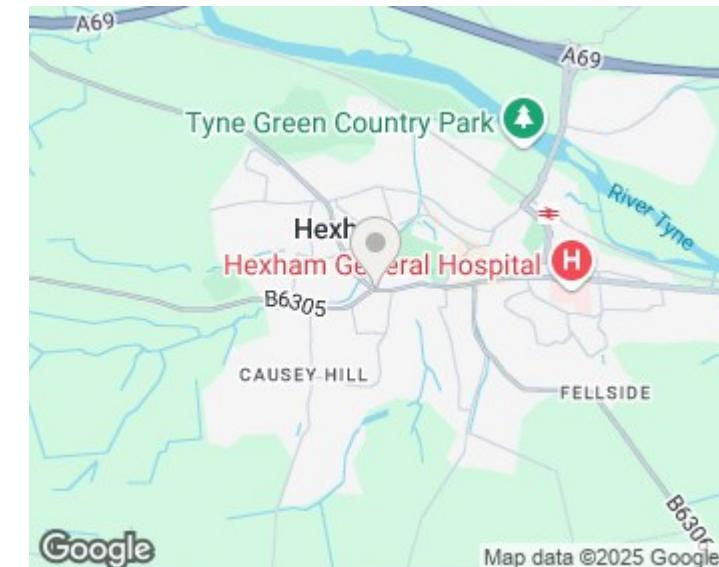
COUNCIL TAX BAND : B

EPC RATING :

Ground Floor
Approx. 32.7 sq. metres (352.3 sq. feet)



First Floor
Approx. 46.2 sq. metres (497.8 sq. feet)



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

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