

# BRUNTON

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RESIDENTIAL



**HALLGATE, HEXHAM**

**£350,000**

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Brunton Residential is delighted to present this exceptional two-bedroom duplex, perfectly positioned on Hallgate in the heart of Hexham.

The apartment features a spacious, well-equipped kitchen and a bright, open-plan dining and lounge area, enhanced by large windows that flood the space with natural light. Both bedrooms are generously sized doubles, one benefiting from an en-suite, alongside a large, contemporary family bathroom. Additional features include a private parking space and charming period details such as cornicing, architraves, and original fireplaces, adding a real sense of character. This property benefits from stunning views over Hexham.

Set in the picturesque town of Hexham, the property is surrounded by rich history and culture. Residents benefit from close proximity to the iconic 12th-century Hexham Abbey, peaceful parks, and a vibrant market square filled with boutique shops, cosy cafés, and excellent restaurants.

Hexham also offers superb transport links, with the railway station providing direct connections to Newcastle and Carlisle. For those travelling by car, the nearby A69 ensures easy access to major road networks across the region.

Families will appreciate the area's excellent schools, including a range of highly regarded primary and secondary options, as well as nearby independent schools, offering strong educational opportunities for children of all ages.

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The internal accommodation begins with a welcoming original tiled foyer, which has been carefully and sympathetically refurbished. This impressive entrance retains a wealth of period features, including historic wood panelling, original flooring, elegant cornicing, stained glass windows, and a striking feature fireplace. The communal hallway also benefits from the added convenience of a shared lift.

The apartment itself opens into an entrance hallway, with stairs leading to the upper floor. To the left is a spacious open-plan kitchen and dining area. The kitchen is modern in design, offering a clean and streamlined aesthetic ideal for contemporary living. It features sleek handleless cabinetry in a soft grey tone, complemented by matching worktops. Integrated appliances include an electric hob, built-in oven, dishwasher, and fridge freezer, along with generous cupboard storage throughout. This room also retains character with an original cast-iron fireplace and benefits from dual-aspect windows, allowing for excellent natural light.

To the right, there is an impressive double bedroom featuring a fireplace and large windows that further enhance the sense of space and light. This bedroom also benefits from a stylish en-suite, complete with a large walk-in shower, tiled surround, and wash hand basin.

The upper level is particularly striking, with a spacious layout, vaulted ceiling, and exposed beams adding to the character. The principal bedroom features a charming cast-iron fireplace and dual-aspect windows, creating a bright and inviting space. The family bathroom is a true standout, finished with contemporary wall tiling and offering both a walk-in shower and a large freestanding bath. There are also “his and hers” sinks with storage beneath, along with a WC.

Externally, the property benefits from a private parking space.

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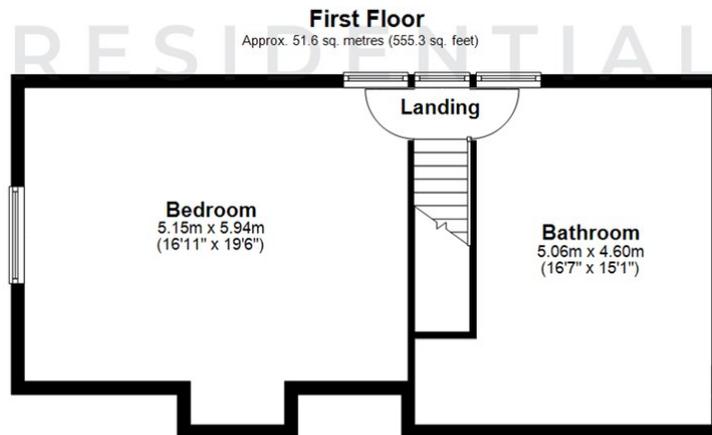
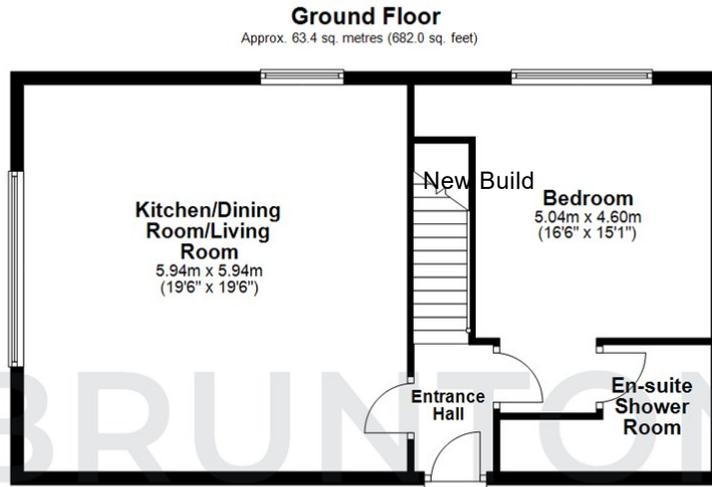
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TENURE : Leasehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : New Build

EPC RATING :



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



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

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