



**East Highford House,**  
Hexham, Northumberland, NE46 2JJ

**youngsRPS** 

# East Highford House

## Causey Hill Way

### Hexham

### Northumberland

### NE46 2JJ

East Highford House is a fantastic, stone built property with circa 3.93 acres of land, pleasantly situated on the edge of the popular market town of Hexham.

- Three bedrooms
- Stone built
- Circa 3.93 acres of land
- In need of renovation
- Countryside views
- Convenient location
- No onward chain
- Energy efficiency rating E (42)

**youngsRPS** 

01434 608980





### DESCRIPTION

East Highford House is a fantastic, stone built property with circa 3.93 acres of land, pleasantly situated on the edge of the popular market town of Hexham.

The property does require renovation and is full of character and charm, with original features showcased throughout.

The accommodation comprises of two reception rooms and a kitchen on the ground floor with useful pantry cupboard and porch. A staircase in the hallway leads to the first floor with three bedrooms and a bathroom.

Externally there is a driveway leading round to the rear of the property, with a range of outbuildings including a car port, store rooms and two stable style outbuildings. The property is set within circa 3.93 acres of land which includes grazing land and a charming garden mainly laid to lawn.

### LOCATION

East Highford House is situated on the outskirts of Hexham yet within walking distance of all the facilities and amenities the town has to offer. The property is well placed for the excellent schools in Hexham. The thriving market town of Hexham was voted the happiest place to live in Great Britain by Rightmove's annual Happy at Home index in 2019 and 2021. The streets of Hexham are home to many independent businesses, from delicatessens

and greengrocers through to sport and arts centres. Despite being surrounded by the tranquil Tyne Valley countryside, Hexham is within excellent road and rail distance of Newcastle, Carlisle and beyond; making it the perfect location for those that enjoy both country and metropolitan pursuits.

### SERVICES

Mains electricity is connected. Oil fired heating to radiators also supplying the domestic hot water. Septic tank drainage.

### CHARGES

Northumberland County Council tax band E.

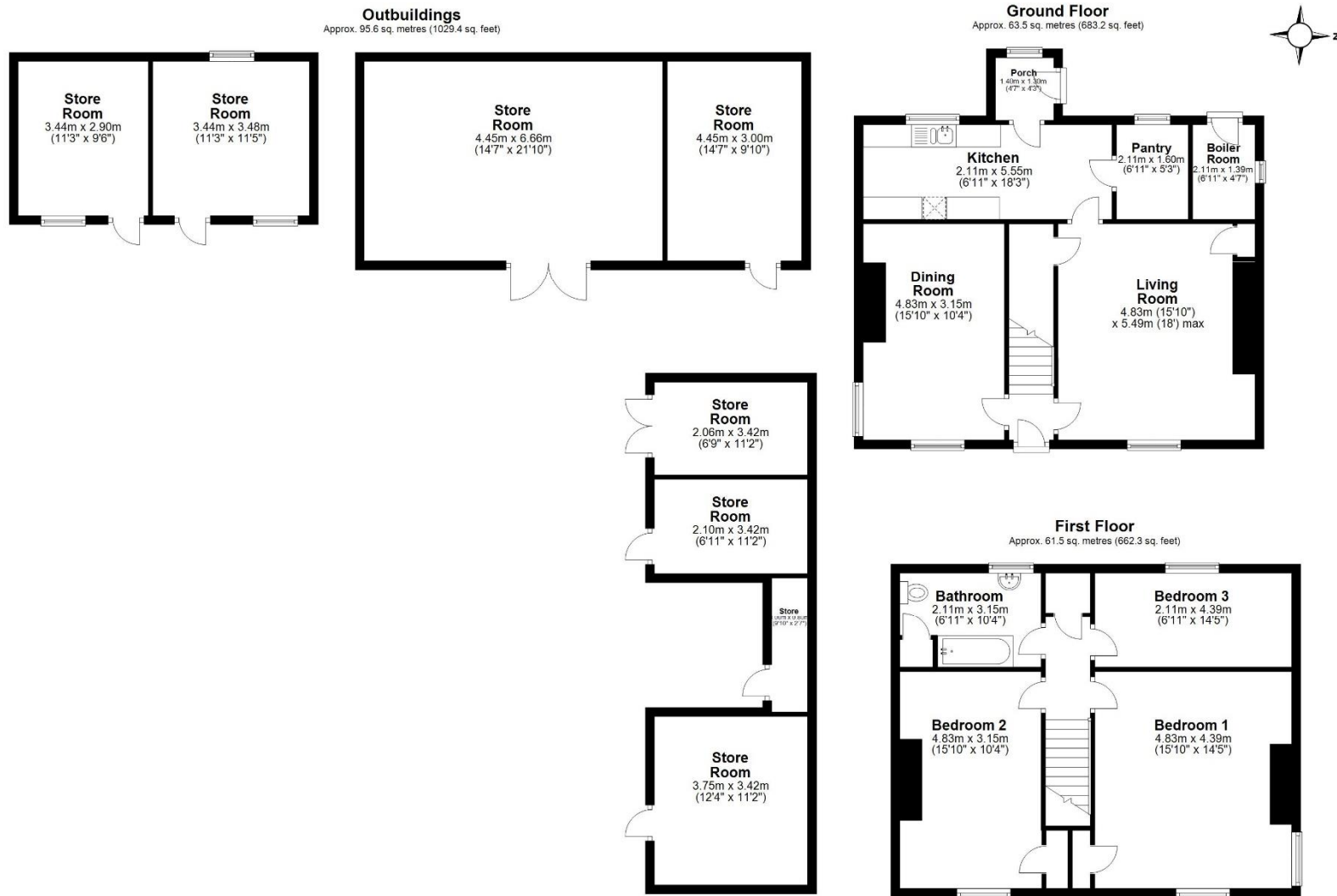
### VIEWINGS

Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 608980.

### FREE MARKET APPRAISAL

We would be pleased to provide professional, unbiased advice on the current value and marketing of your existing home.





Total area: approx. 220.6 sq. metres (2375.0 sq. feet)  
**East Highford House, HEXHAM**

**IMPORTANT NOTE:** Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



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