



Westburn,
Causey Hill, Hexham, Northumberland, NE46 2DR

youngsRPS 

**Westburn
Causey Hill
Hexham
Northumberland
NE46 2DR**

Guide Price: £1,350,000

Westburn is a substantial Grade II listed Georgian and Victorian property occupying a generous plot extending to circa 1.32 acres within the popular market town of Hexham.

- 5 bedroom detached house
- Georgian and Victorian property
- Noteworthy period features throughout
- Immaculately presented and well-proportioned accommodation
- Garage and ample space for parking
- Generous grounds circa 1.32 acres
- Convenient location
- Grade II listed

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Youngs Hexham 01434 608980



DESCRIPTION

Westburn is a substantial Grade II listed Georgian and Victorian property occupying a generous plot extending to circa 1.32 acres within the popular market town of Hexham.

The spacious and versatile accommodation is full of character and charm with well proportioned rooms enjoying features such as high ceilings, sash windows, window shutters, decorative coving and feature fireplaces.

The front door opens into the entrance vestibule with door through to the reception hallway, a door to the right opens into the drawing room with stunning feature fireplace housing an open fire, decorative ceiling and a lovely bay window to the front elevation. The dining room also includes a bay window to the front elevation and a feature fireplace housing an open fire. The sitting room is a spacious and inviting room with a wood burning stove and French doors leading out to the patio area. The utility room is accessed from the hallway which in turn leads through to the kitchen, fitted with a range of solid oak units and complementary granite work surfaces incorporating integrated appliances including a five ring induction hob, double oven, microwave and dishwasher along with a gas fired AGA. The rear hall includes an external door out to the rear of the property and a useful pantry cupboard. Completing the ground floor accommodation is a study and WC.

On the first floor there are five double bedrooms, with the master bedroom benefitting from a dressing room with built in storage

and an en-suite shower room comprising of a free standing bath, large walk in shower, WC and wash hand basin set within a floating vanity unit. The family bathroom is fitted with a large walk in shower, WC and floating vanity unit.

EXTERNALLY

The property is approached by a long tarmac driveway leading to a detached garage to the rear of the property and a gravelled parking area adjacent to the front door.

The generous grounds extend to circa 1.32 acres with many different aspects including a large lawned area to the side with a smaller lawn to the front elevation, south facing paved terrace and a further seating area sheltered by a 'wood wall' on the terrace adjacent to the refurbished Richardson greenhouse There are a range of mature trees, shrubs and seasonal plants and a small woodland area to the northern boundary providing a seclusion and privacy.

LOCATION

Westburn is situated in the West End of Hexham, 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, gas, water and drainage are connected. Gas fired central heating to radiators also supplying the domestic hot water.

CHARGES

Northumberland County Council tax band G.

AGENTS NOTES

Planning permission and listed building consent has been granted for the erection of a double garage and new entrance from Highford Lane.

Northumberland County Council reference : 20/00221/LBC and 20/00220/FUL

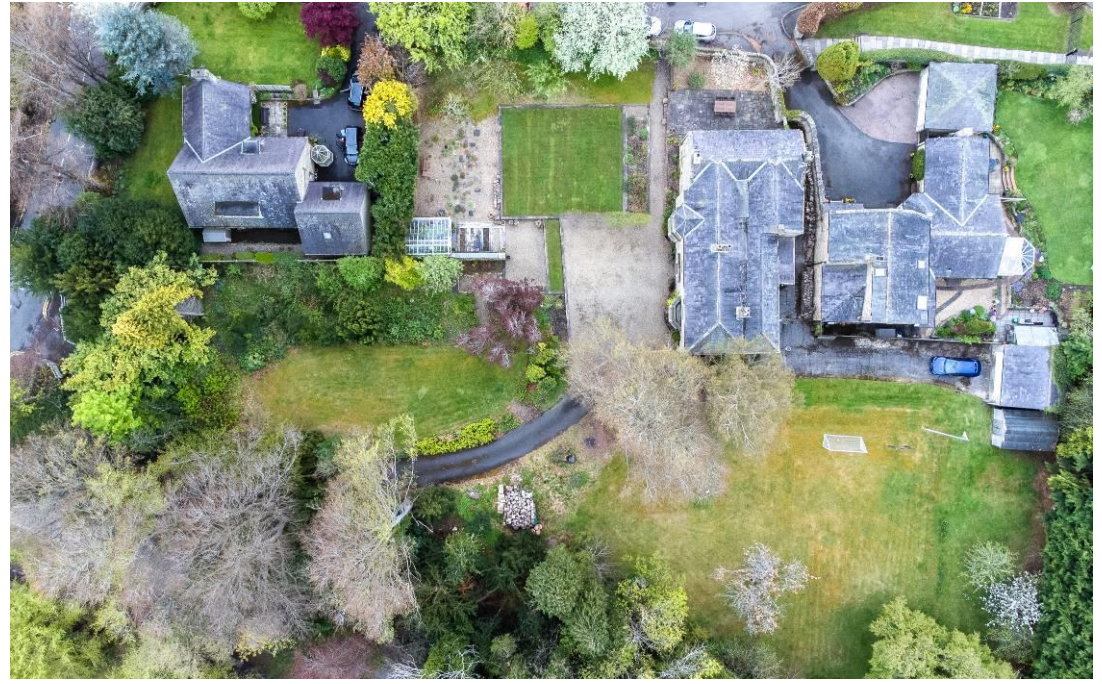
Historically there has been outline approval for one dwelling lying to the north of the main building, this consent has since lapsed.

VIEWINGS

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



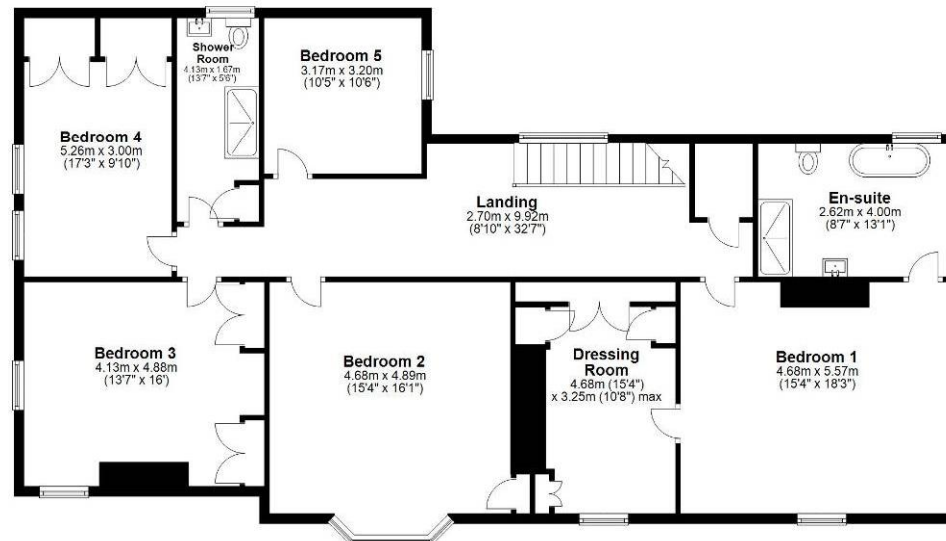




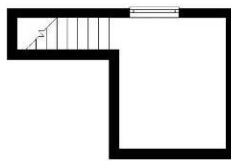
Ground Floor
Approx. 170.2 sq. metres (1831.6 sq. feet)



First Floor
Approx. 159.2 sq. metres (1714.1 sq. feet)



Basement
Approx. 7.1 sq. metres (76.4 sq. feet)



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.



R201

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