



**Meadow Rise,**  
Slaley, Hexham, Northumberland, NE47 0AD

**youngsRPS** 

**Meadow Rise  
Slaley  
Hexham  
Northumberland  
NE47 0AD**

**Guide Price: £825,000**

A stunning four bedroom detached stone built property located within the desirable village of Slaley. The property is immaculately presented and enjoys spacious and versatile accommodation with beautiful extensive gardens and a double garage.

- Beautiful detached stone built property
- Desirable village location
- Four bedrooms
- Double glazed sash windows
- Fantastic views over surrounding countryside
- Extensive gardens
- Double garage and driveway parking
- Energy efficiency rating C (69)

**youngsRPS**  
Hexham - 01434 608980



## DESCRIPTION

Meadow Rise is a stunning four bedroom detached stone built property located within the desirable village of Slaley. The property is immaculately presented and enjoys spacious and versatile accommodation with beautiful extensive gardens and a double garage. Approached via a Resin driveway leading to a double garage; the front door opens into a porch through to a spacious and welcoming reception hall with stairs to the first floor and doors off to the main reception rooms. The living room boasts a feature fireplace housing an open fire and double doors lead through to the orangery. There is separate family room with double doors leading out to the garden and useful built in storage cupboards. The breakfasting kitchen is fitted with a range of wall and floor units with complementary granite work surfaces incorporating a Belfast sink with mixer tap over, gas Aga with extractor above, shelved pantry, integrated dishwasher and microwave oven. The open plan kitchen leads into a superb orangery which enjoys fantastic views over the well manicured gardens and countryside beyond. Off the kitchen is a utility room, cloakroom and a boot room providing access to the rear. From the hallway stairs lead up to the first floor landing where there are four bedrooms. The master suite enjoys a range of fitted wardrobes and large en suite shower room. There is a family bathroom comprising a panelled bath, separate shower

cubicle, wash hand basin set within a vanity unit and low level wc.

## EXTERNALLY

Meadow Rise is approached via a Resin driveway providing ample parking and leading to a double garage with power connected. The property enjoys beautiful extensive mature gardens with lawned areas and paved patio seating areas. Beautiful flower borders with an extensive range of plants, mature trees, fruit trees, bushes and shrubs. There is a large summerhouse (available by separate negotiation), pergola covered terrace and a shed. The gardens enjoy the fantastic views over the surrounding countryside.

## LOCATION

Slaley is a popular village situated approximately 5 miles south of Hexham. Local amenities include a community owned village shop, community owned public house, active village hall, post office van 5 days per week, first school and Slaley Hall Hotel offering excellent leisure facilities and two 18 hole golf courses. Further amenities are available in the nearby market town of Hexham and Corbridge.

For commuters the A69, Newcastle Airport and city centre are all extremely accessible. There are regular rail links from nearby village of Riding Mill to both Newcastle and Carlisle where there

are high speed connections to the major UK cities.

## SERVICES

Mains electricity, water, gas and drainage are connected. Gas fired central heating to radiators also supplying the domestic hot water.

## CHARGES

Northumberland County Council tax band G.

## VIEWING

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

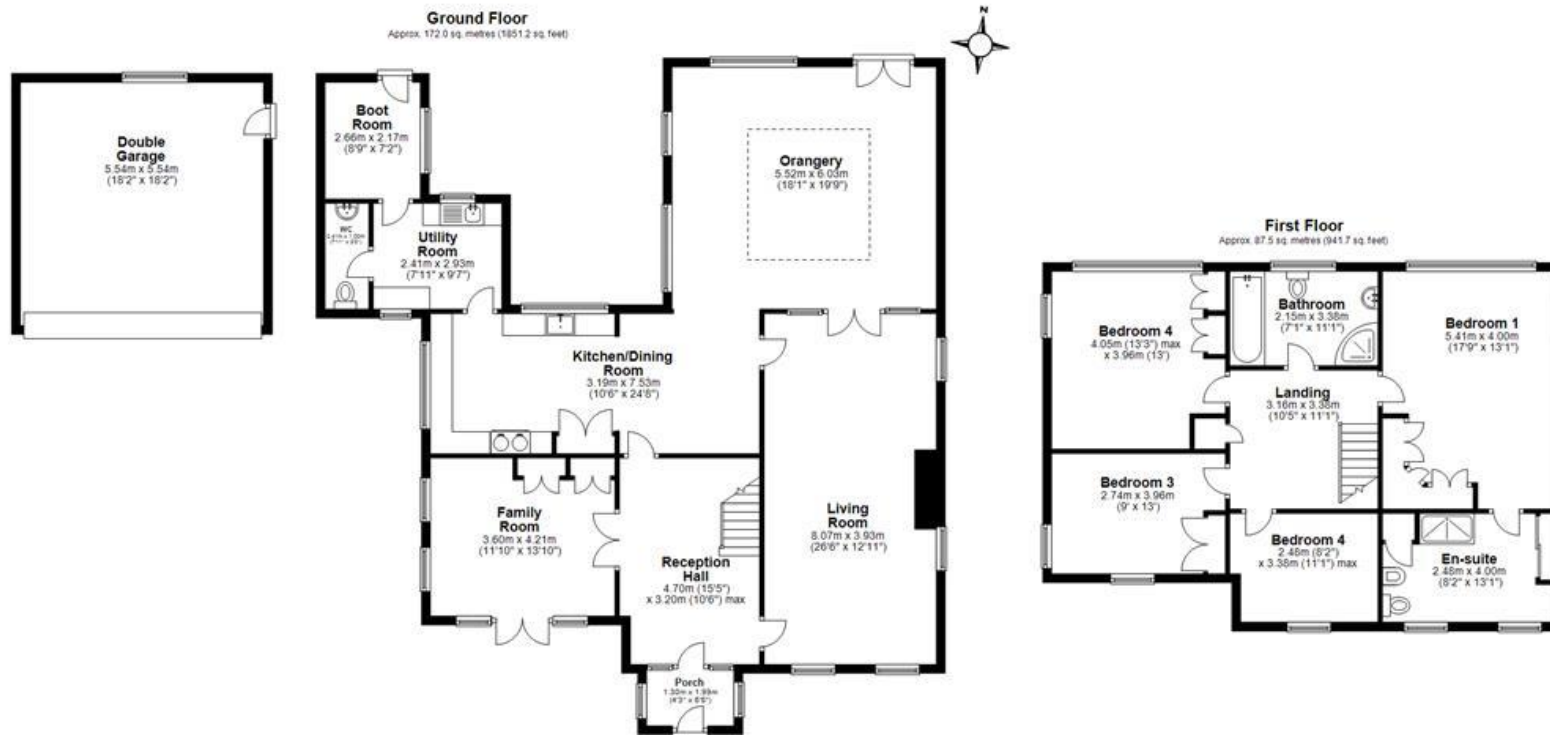
## FREE MARKET APPRAISAL

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









**Ground Floor**  
Approx. 172.0 sq. metres (1851.2 sq. feet)

**First Floor**  
Approx. 87.5 sq. metres (941.7 sq. feet)

Total area: approx. 259.5 sq. metres (2792.9 sq. feet)  
**Meadow Rise, 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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