

Galbraith



DELEGATE COTTAGE

HEXHAM, NORTHUMBERLAND





DELEGATE COTTAGE, HEXHAM, NORTHUMBERLAND, NE46 1RB

An enchanting house in a gloriously peaceful rural setting convenient to the historic market town of Hexham.

Hexham 0.75 miles ■ Corbridge 5.5 miles ■ Newcastle upon Tyne 24 miles

- 3 Reception Rooms | 5 Bedrooms | 1 Dressing Room
2 Bathrooms (1 en-suite)
- Breakfasting Kitchen | Utility/Boot Room | Cloakroom
- Double Garage | Beautiful landscaped gardens and pond
Traditional outbuildings including home office
- Four grass paddocks & woodland

About 27 acres



Galbraith

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THE PROPERTY

Delegate Cottage is an enchanting and substantial stone-built property in a gloriously peaceful rural setting close to the historic market town of Hexham. Grade II listed as being of historical and architectural importance, this handsome south-facing country house is thought to date back to the 18th century. The property has been beautifully maintained both inside and out and sensitively modernised including new plumbing, new wiring and underfloor heating to the ground floor whilst retaining plenty of characterful features.

The front door is in the southern elevation giving a pleasing sense of arrival into the property through the sun room and central hall. The drawing room has an imposing fireplace with wood-burning stove and a range of craftsman-made library units. It is beautifully proportioned, enjoying views of the garden and wooded bank beyond.

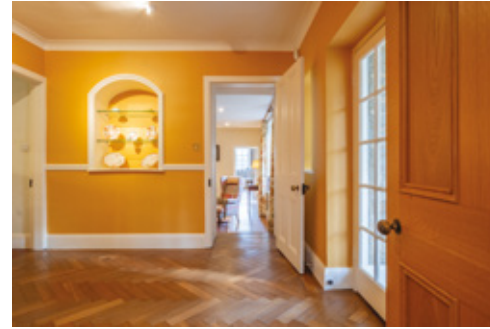
The sitting room is a charming retreat with a wood-burning stove and original stone fireplace. The good-sized dining room has an original stone fireplace and wood-burning stove. The adjacent kitchen is fitted with granite worktops and painted wall and base units with modern integrated appliances and a 3-oven gas-fired Aga. This room enjoys far-reaching views across the garden and the Tyne Valley beyond. There is a pantry off the kitchen, and a utility/boot room and back door give access to the north garden, courtyard and office.

On the first floor there are five pleasing double bedrooms, each with its own special view and one incorporating an oriel window, plus plus a dressing room. The principal bedroom has its own bathroom en suite and there is a separate family bathroom.

OUTSIDE

The garden at Delegate Cottage is a particularly striking feature of the property with the main area of south-facing lawn and carefully planted twin borders incorporating seating areas and a terrace, ideal for entertaining and al fresco dining. There are beautiful views to the east down the paddocks and woodland also owned by Delegate Cottage. The north garden is particularly striking - it has a kitchen garden, greenhouse, pond and wild area.





There is a range of useful outbuildings with an appealing home office off the courtyard.

A detached double garage block provides ample covered parking and storage space. This building was built to a residential specification, includes an upper floor, and offers the potential for the creation of an annexe.

There is plenty of space for car parking and turning. The property extends to about 27 acres.

LOCATION

The house's location close to a Tyne Valley market town coupled with its large garden and ownership of surrounding fields and woods makes this a uniquely attractive property. Hexham has a variety of shops, a fortnightly farmers' market and several large supermarkets, as well as a good choice of cafés, restaurants and pubs. There are also plenty of leisure facilities, with golf available at Hexham and Tynedale Golf Clubs. The town has several excellent schools, including Sele First School rated as Outstanding and, for secondary pupils, the Queen Elizabeth High School. The independent Mowden Hall Preparatory School is also within easy reach. The beautiful surrounding area provides extensive walking and other country pursuits, with sports clubs and Hexham racecourse within easy reach. Newcastle city centre provides extensive further cultural, educational, recreational and shopping facilities. The property enjoys excellent communication links with the nearby A69 giving access to surrounding villages and towns. The Kielder Dark Skies Park lies to the north and the beautiful Northumbrian heritage coastline and Newcastle to the east with Carlisle and the Lake District to the west. Easy onward access leads to the A1, A1(M) and M6, and Newcastle International Airport is easily accessible. Hexham station offers regular cross-country services linking to other mainline services to major cities including London.

DIRECTIONS

From Hexham town centre take the B6306 onto Eastgate by the Victorian Tap, signposted Slaley. Continue on this road up the hill to the outskirts of the town. Before leaving Hexham, turn left onto Fellside (a no through road).



Proceed along this lane for approximately half a mile where Delegate Cottage is to be found down a driveway to the left-hand side. Please note that Fellside is an adopted road as far as Delegate Cottage.

GENERAL

Services: Mains water, electricity and gas are connected. Drainage is to a newly installed sewage treatment plant within the boundary of the property. Gas-fired central heating. High speed Internet connection via Starlink.



Listing: Grade II

Worthy of Note: Recently re-wired, enhanced insulation to floor and walls, consented double glazing, consented Starlink internet installed, woodland fencing recently renewed.

Tenure: Freehold

Local Authority: Northumberland County Council

Council Tax: Band G



EPC: Band D

Footpath: A public footpath crosses the property in the paddock to the west of the house concealed by a hedge.

VIEWINGS

Strictly by appointment with Galbraith Hexham Tel: 01434 693693 Email: hexham@galbraithgroup.com

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either: a) originals of primary (e.g. a passport) and secondary (e.g. current council tax or Utility bill) or b) copies of the same certified and dated by appropriate professional. Failure to provide this information may result in an offer not being considered.

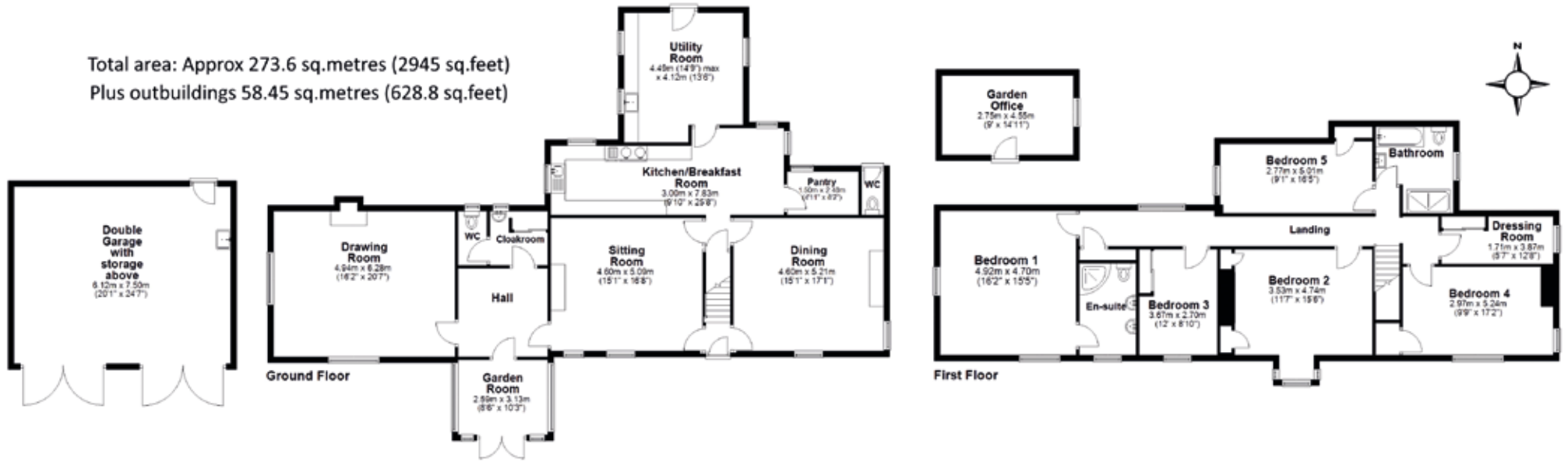
WHAT THREE WORDS
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IMPORTANT NOTES

1. These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2. Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 4. If there are matters of particular importance please raise this with us and we will try to check the information for you. 5. Particulars prepared February 2024. 6. Photographs taken September 2023 & January 2024.



Total area: Approx 273.6 sq.metres (2945 sq.feet)
 Plus outbuildings 58.45 sq.metres (628.8 sq.feet)



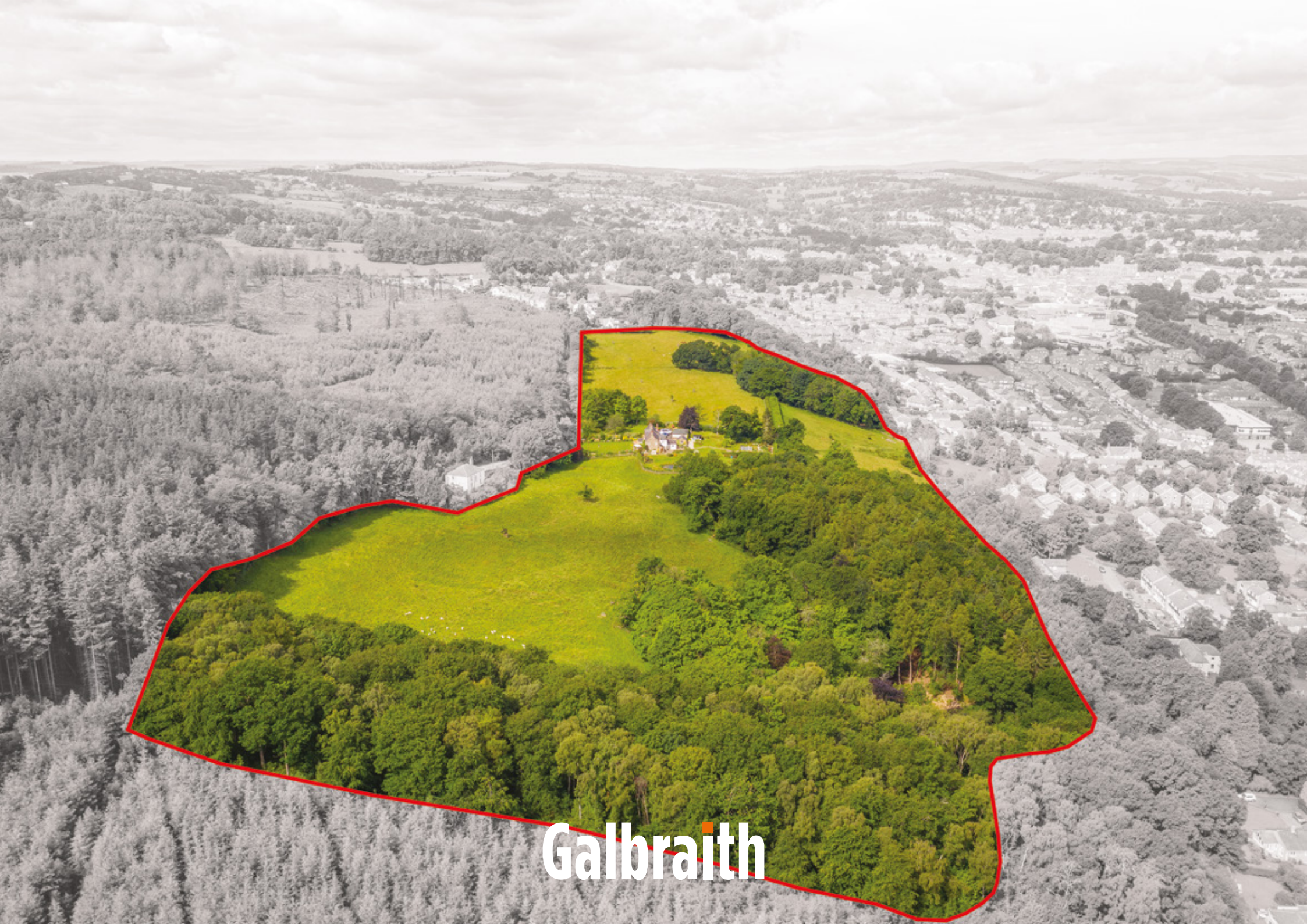
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