

# The Coach House

Coal Burn, Colwell, Hexham, Northumberland.



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**A luxuriously presented detached family home in a traditional style located in a rural yet convenient position.**

Corbridge 7.5 miles  
Hexham 10 miles  
Newcastle upon Tyne 24 miles

Dining/living room | Impressive kitchen | Study/Bedroom 5  
Utility | Cloakroom/WC  
4 Bedrooms | 3 Bathrooms (2 en-suite) | Dressing room/nursery | Integral double garage | Extensive landscaped garden | Far reaching rural views | No onward chain

## THE PROPERTY

The Coach House is a highly desirable, recently built detached family home in an enviable and popular rural location. This impressive traditional style property features spacious accommodation with the most wonderful views. Since it was built in late 2022 it has been luxuriously decorated and presented with impressive Neville Johnson fitted furniture in the dining/living room, two bedrooms, the dressing room and the study. On the ground floor, the central reception hall provides access to the spacious principal living room that runs the full length of the house and features a new wood burning stove

and double doors which lead out to the paved terrace in the garden. The fantastic dining kitchen complete with integrated appliances offers additional social entertaining space, also with access to the garden terrace, ideal for a sun downer. Completing the ground floor, there is a home office/ study, cloakroom/W.C. and utility room with access to the integrated double garage.

The first-floor features four beautifully presented bedrooms, a dressing room/nursery and two en-suite bathrooms in addition to a luxurious family bathroom. The study has been fitted with Neville Johnson bespoke furniture to create the ultimate space from which to work from home.

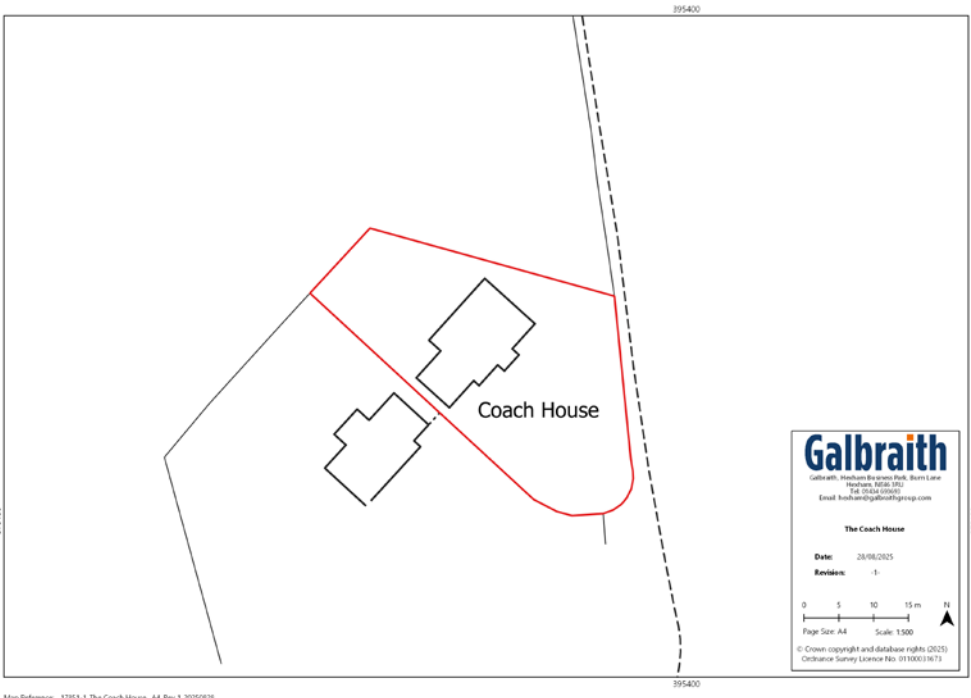
## OUTSIDE

Outside, a tarmac drive culminates in a parking area at the front of the house giving access to the double garage. The extensive south facing garden has far reaching views and wraps around the house. There is a sheltered area on the north side with a terrace and lawn which benefits from a high degree of privacy.

## LOCATION

The property lies in a rural position close to the idyllic community of Colwell, surrounded by beautiful rolling Northumberland countryside. The bustling market town of Hexham is 10 miles to the south, with its variety of shops, a weekly market, supermarkets, as well as a choice of cafés, restaurants, pubs and schools. There are also plenty of leisure facilities, with golf available at Hexham and Tynedale Golf Clubs.







The A69 is seven miles away, giving easy access to surrounding villages, towns and the financial centres of the north east. The beautiful Northumbrian heritage coastline lies to the east and the Lake District to the west. Easy onward access leads to the A1, A1(M) and M6 and Newcastle International Airport is also easily accessible. Hexham and Corbridge train stations offer regular cross-country services linking to other mainline services to major cities including London and Edinburgh.

#### DIRECTIONS

From the A69 at Corbridge, take the A68 north for just over seven miles, then turn right onto the B6342. After about half a mile, the property is on the left-hand side. Post Code NE46 4TJ.

#### GENERAL

Services: Mains water and electricity, private drainage, oil fired central heating, solar panels.

Internet: Broadband with B4RN

Local Authority: Northumberland County Council

Tenure: Freehold | Council Tax: Band F | EPC: Band B

Curtains: The curtains and blind in the dining/living room and the fridge freezer in the kitchen are specifically excluded from the sale but might be sold by separate negotiation.

#### VIEWING

Strictly by appointment with Galbraith Hexham office

Tel: 01434 693693 Email: [hexham@galbraithgroup.com](mailto: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.

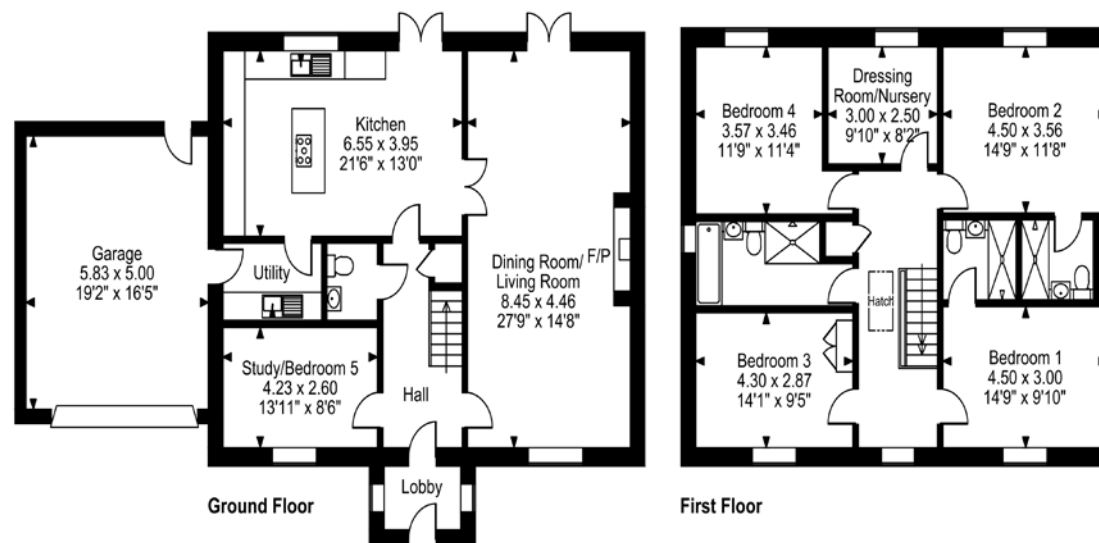
#### Coach House, Coal Burn, Colwell, Hexham, Northumberland

Approximate Gross Internal Area

Main House = 2073 Sq Ft/193 Sq M

Garage = 314 Sq Ft/29 Sq M

Total = 2387 Sq Ft/222 Sq M



#### FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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#### WHAT THREE WORDS

paintings.bypasses.seabirds

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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. Particulars prepared September 2025. Photographs taken July 2025.