



Stoneycroft

Hadrian Court, Humshaugh, Northumberland

Stoneycroft, Hadrian Court, Humshaugh, Northumberland.

An appealing detached bungalow with pretty garden and detached double garage in a serviced village.

Hexham 6 miles
Corbridge 8 miles,
Newcastle upon Tyne 23.5 miles

4 Bedrooms | 3 Reception Rooms | Garden Room
2 bathrooms (1 en-suite)
Breakfasting Kitchen | Utility Cloakroom | Double Garage
Pretty Gardens

THE PROPERTY

Stoneycroft is a substantial detached bungalow set within pretty wrap around gardens in a prime location within the highly sought after village of Humshaugh. Attractive bungalows in serviced villages are difficult to find. Stoneycroft is an extremely good example of its type. The position within the short cul-de-sac location adds to its appeal. There is a central hallway from which all of the accommodation flows. There is a dual aspect drawing room, a sitting room and a dining room with bi-fold doors that lead into the garden room with gives access to a patio and the garden via French doors. The kitchen is fitted with a range of shaker style cabinets set underneath granite work surfaces including a range of integrated

Bosch appliances and there is a pleasing space in which to place a breakfast table. The utility room and useful cloakroom are by the back door. A door separates the living and bedroom accommodation. There are four bedrooms. The main bedroom has a range of fitted wardrobes and an en-suite bathroom. The three other bedrooms are serviced by the family bathroom that also has a shower.

OUTSIDE

A sweeping block paved driveway provides ample off street car parking. The detached double garage has twin electric roller shutter doors and a pedestrian door. The garden is a standout feature of this property. Lawns with carefully positioned seating areas are bounded by mature trees and shrubs creating a secluded and tranquil space. A pond has the potential to once again become an alluring feature.

LOCATION

Stoneycroft lies in the well served and popular village of Humshaugh. The village has a shop, a pub and a parish church, as well as a primary school and doctor's surgery. The local historic market town of Hexham with its wide range of local amenities lies just over 4 miles away with a variety of shops, a weekly market and supermarkets, as well as a choice of cafés, restaurants and pubs. There are also plenty of leisure facilities and the town also has several excellent schools. The independent Mowden Hall Preparatory School is also within easy reach.





The beautiful surrounding area provides walks and other country pursuits while Newcastle city centre provides more extensive cultural, educational, recreational and shopping facilities. The property enjoys excellent communication links with the nearby A69 giving access to surrounding villages and towns. The beautiful Northumbrian heritage coastline and Newcastle lie to the east and Carlisle 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 station offers regular cross-country services linking to other mainline services to major cities including London.

DIRECTIONS

Head towards Humshaugh village from the roundabout on the north side of Chollerford Bridge. Take the first left turn into Hadrian Court then bear right. Continue down the private lane and Stoneycroft is the last bungalow on the right-hand side. Post code NE46 4DE

GENERAL

Services: Mains water and electricity. Oil fired central heating. There is a private sewage treatment plant which is connected to the mains.

The cost of repair and maintenance of the private driveway is split equally between the 4 properties that use it.

Tenure: Freehold

Local Authority: Northumberland County Council

Council Tax: Band G

EPC: D

VIEWING

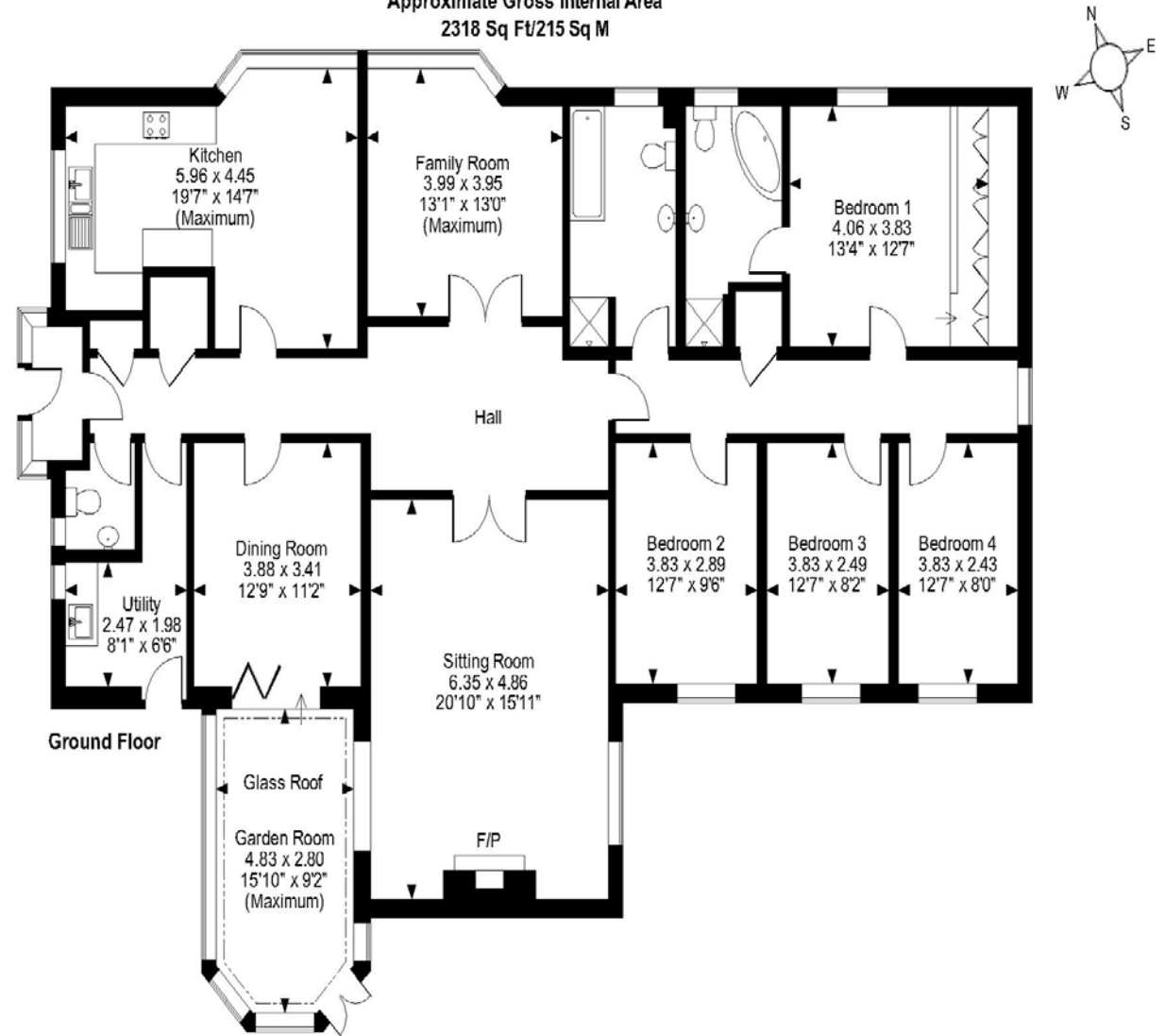
Strictly by appointment with Galbraith Hexham

Tel: 01434 693693 Email: hexham@galbraithgroup.com

Stoneycroft, Hadrian Court Humshaugh, Hexham

Approximate Gross Internal Area

2318 Sq Ft/215 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8608738/PBU

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 July 2024. Photographs taken July 2024.



Galbraith

onTheMarket.com

Hexham Business Park, Burn Lane, Hexham,
NE46 3RU

01434693693

hexham@galbraithgroup.com