

Target House,
Hexham, Northumberland



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A substantial country house in an idyllic position with plenty of character and extensive grounds

Hexham and Hexham station 1.5 miles (connecting to London Kings Cross 3 hours 30 minutes) | Corbridge 4.0 miles Newcastle 22.0 miles

5 Reception rooms including study | Conservatory | Kitchen/breakfast room | Larder | Cellar Utility | 2 Cloakrooms
6 bedrooms including principal bedroom with en suite shower room | 3 bathrooms (2 en suite) Double garage | Extensive garden & grounds | Paddock About 7 acres

THE PROPERTY

Target House is a handsome detached property that features more than 5,000 square feet of accommodation, with plenty of period character, and is set in approximately seven acres of grounds, including beautiful gardens and a wooded paddock.

There are five reception rooms on the ground floor, providing flexible and comfortable accommodation. The sitting room has an open fireplace and double doors leading to the light and airy conservatory, with its south and west-facing aspects. The drawing room has a woodburning stove and a study area, while there are two rooms which have been used as dining rooms. The kitchen and breakfast room has wooden units as well as integrated appliances and an Aga. Adjoining the kitchen there is a utility room for further appliances, a larder and a cellar.

Upstairs there are six double bedrooms, with a large principal bedroom and five other bedrooms of similar proportions. The principal bedroom and two further bedrooms are en suite, while there is also a family bathroom.

OUTSIDE

The convenience of the location of The Target House and the extensive grounds are extremely compelling attributes. It has been beautifully maintained both inside and out.



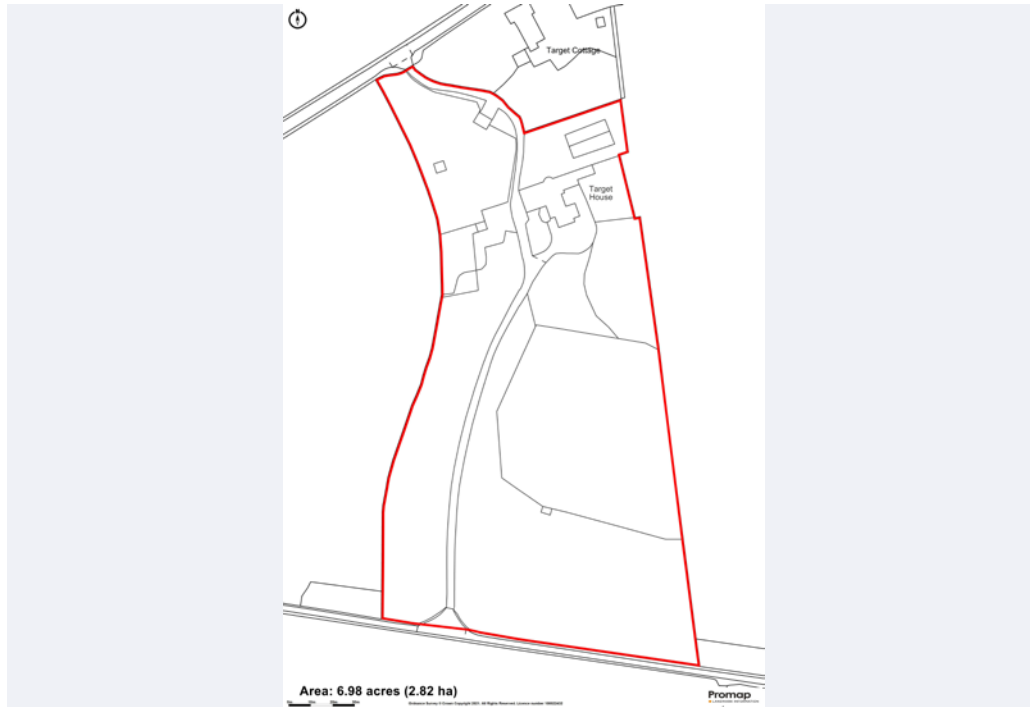


SITUATION

Target House is located in a peaceful and secluded position, convenient to and just north of the historic market town of Hexham. It is surrounded by beautiful rolling Northumberland countryside, yet within easy reach of all of the local amenities Hexham has to offer. Hexham has a variety of shops, a weekly market and several large supermarkets (including Waitrose and Marks & Spenser), as well as a choice of cafés, restaurants and pubs. There are also plenty of leisure facilities, with golf available at Hexham Golf Club and Tynedale Golf Club. Hexham also several excellent schools, including the outstanding-rated Sele First School and for secondary, the Queen Elizabeth High School.

The property enjoys excellent communication links with the A69, giving east/west access. 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

From the A69 Bridge End (former) roundabout, take the road signposted for St. John Lee, then after half a mile, as the road turns to the right, take the lane on the right. The gates and drive to The Target House are on the left after about 200 yards.

GENERAL

Services: Mains water and electricity are connected. Private sewage system, Oil fired Aga and central heating.

Local Authority: Northumberland County Council

Tenure: Freehold

Council Tax: Band G

EPC: Rated F

VIEWING

Strictly by appointment with Galbraith Hexham

Tel: 01434 693693 Email: hexham@galbraithgroup.com

Covid-19 safety guidelines being observed.

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

tribe.dozens.rooftop

Galbraith



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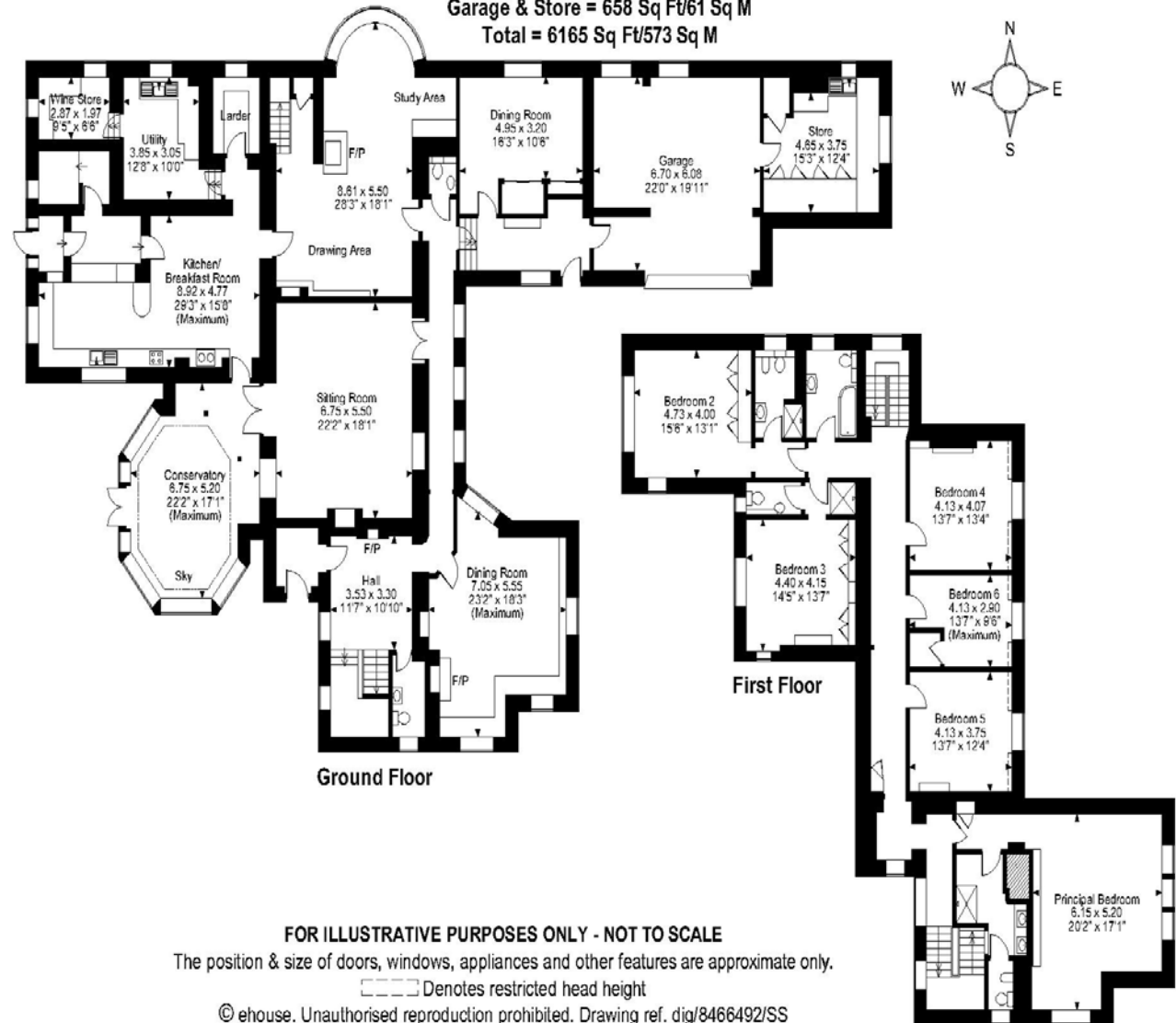
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Approximate Gross Internal Area

Main House = 5507 Sq Ft/512 Sq M

Garage & Store = 658 Sq Ft/61 Sq M

Total = 6165 Sq Ft/573 Sq M



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 June 2021. Photographs taken June 2021