



Dipton Mill | Hexham | NE46 1BP

# Offers in the Region of £550,000

Spacious family home offering privacy, green surroundings and plenty of internal space for home working, hobbying and even raising a family within easy reach of the town centre.

ROOK  
MATTHEWS  
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**DETACHED FAMILY HOME**

**PRIVATE EXCLUSIVE**

**FOUR LARGE BEDROOMS**

**SUN ROOM**

**LARGE HOBBY ROOM /**

**DRIVEWAY PARKING**

**SPACIOUS**

**SURROUNDING GARDENS**

**For any more information regarding the property please contact us today**

**PROPERTY DESCRIPTION:**

The property is entered from the driveway into the central hallway through the recently replaced external door. This hallway gives access to the hobby room, ground floor storage/utility areas, ground floor bedroom and the stairs to first floor.

The vehicular door to the double integral garage has been professionally capped and insulated to create a superb large room, ideal for hobbying or extensive storage space with a handy utility room to the rear housing the oil boiler.

The ground floor bedroom is spacious and offers a window to the front elevation overlooking the front gardens. Having the ground floor WC just around the corner off the central hallway makes this bedroom more usable as sleeping beauty would not need to ascend the stairs to spend a penny through the night.

Both the cloaks cupboard and store room are adjacent to each other providing essential storage and hanging space but have the potential to be combined to create a larger single space (subject to any relevant consents).

The wide staircase leads up to the galleried landing with plenty of natural light flooding in through the windows. Doorways lead through into the lounge and the rear hallway, in turn giving access to the remaining bedrooms and family bathroom.

Worth mentioning is that the first floor is at ground level to the rear of the property due to the topography of the plot.

The lounge is a large, triple aspect, open plan living room-diner with feature fireplace housing log burner, large windows to both the front and rear elevations, making the most of the wonderfully green immediate surroundings. Large welcoming double doors open out to the landing but create a warm cosy space to unwind when closed.

Off the lounge, to the rear, is the heart of the home - the kitchen. A large room with broad breakfast bar peninsula, a fantastic range of

wall and base units with attractive worktops and large windows overlooking the rear gardens.

The sun room is accessed either directly in from the rear garden or from the rear of the kitchen making it an exquisite picturesque private breakfasting room or an ideal area to relax in the afternoon, enjoying the warmth from the Northumbrian sunshine.

Another door from the rear of the kitchen leads us through to the rear hallway, mentioned earlier off the landing. This hallway offers two sets of built-in double storage cupboards

All three bedrooms on this floor are spacious double rooms with two of them we would call extremely spacious. The principal room offers an en-suite shower room with walk in shower and the family bathroom is very well equipped with curved corner bath as well as shower cubicle.

Externally this spacious family home offers private driveway with parking for several cars, lawned gardens to the front and rear with mature shrubs and borders. To the side, the plot has a large detached shed, perfect for housing tools, bikes or even some larger items. A wood store is also found in this area, great to keep a stock of logs for the burner in the lounge.

The Paddock is a private wooded location which you would never know was there, had you not gone and seen it in person. We highly recommend a personal inspection to appreciate the peace and privacy on offer here, this is something an online advert just cannot help you experience.

Situated within walking distance of Hexham town centre, you are also within reach of all amenities the town has to offer, and that is basically anything you could need, including hospitals, restaurants, shopping, groceries, sports and leisure facilities, train and bus routes as well as the historic architecture.

**T: 01434 601616**

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#### INTERNAL MEASUREMENTS

Ground Floor Bedroom: 12'3 x 16'10 (6.38m x 5.13m)  
Kitchen: 17'4 x 12'2 (5.28m x 3.71m)  
Dining Room: 18'5 x 11'5 (5.61m x 3.48m)  
Master Bedroom: 13'6 x 12'10 (4.12m x 3.91m)  
Bedroom One: 10'0 x 9'10 (3.05m x 2.99m)  
Bedroom Two: 10'9 x 15'3 (3.28m x 4.65m)

#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Gas  
Broadband: Fibre  
Mobile Signal Coverage Blackspot: No  
Parking: Large Driveway & (Potential Garage)

#### TENURE

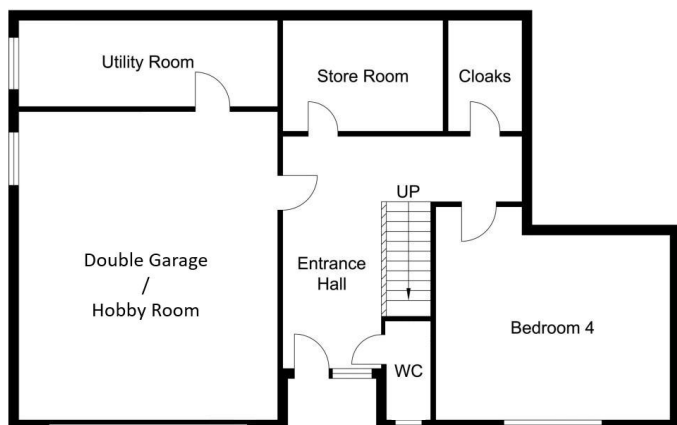
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND: G**

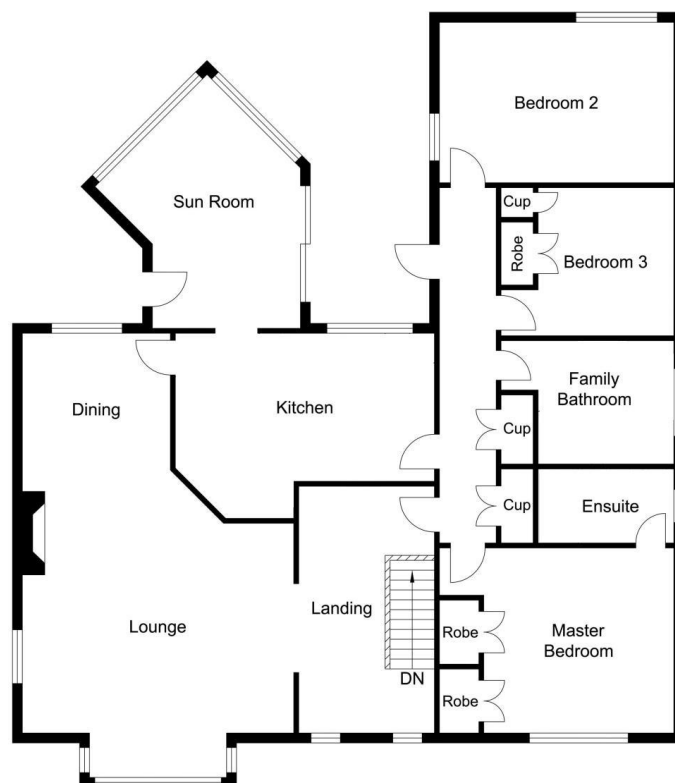
**EPC RATING: C**

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Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in



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