



Carrshield | Hexham | NE47

Offers Over £490,000

RMS | Rook
Matthews
Sayer



4



2



3

Detached Stone Residence

Large Garage

Four Double Bedrooms

Open Plan Kitchen

Rural Countryside Setting

Private Gated Access

Modern Living Space

Feature Fireplace Stove

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



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Nestled within a truly spectacular rural setting on the outskirts of Carrshield, this impressive stone-built detached residence offers an exceptional opportunity to acquire a substantial family home surrounded by stunning North Pennines countryside. Enjoying breathtaking panoramic views across open river beds and rolling hills, the property combines generous living accommodation with extensive outdoor space and a good level of privacy.

Approached via gated access, the property benefits from ample parking for several vehicles and sits within generous gardens that provide an idyllic environment for family life, entertaining and enjoying the surrounding landscape. The inclusion of a kennel block makes the property particularly appealing to those with working dogs or possibly equestrian and outdoor interests.

The accommodation is both versatile and well-proportioned throughout. At its heart lies a superb newly created open-plan kitchen and dining area, creating a sociable and welcoming space for everyday living and entertaining. Complementing this is a spacious lounge that takes full advantage of the stunning countryside views and situated around a very fireplace with stove.

Practicality has been carefully considered, with a separate office/ games room providing an ideal work-from-home environment, together with a useful spacious boot room, a dedicated utility room and a modern ground-floor shower room. Excellent storage is available throughout the property, ensuring the home is perfectly suited to modern family living.

To the first floor, there are four well-proportioned generous double bedrooms, including a spacious principal suite benefitting from another modern en suite shower room. The remaining bedrooms are served by a family bathroom and all enjoy pleasant outlooks over the surrounding countryside.

Externally, the property continues to impress with a large attached garage offering extensive storage and workshop potential. A dedicated plant room houses a backup generator, providing additional resilience and peace of mind in this rural location.

The central heating has been converted to a robust wood pellet fed biomass system with the boiler housed in the garage. The property also benefits from a Renewable Heat Incentive (RHI) payment, providing a grant of £2,000 per year until March 2027, which will transfer to the new owner.

Offering a rare combination of seclusion, practicality and stunning natural surroundings, this outstanding home is ideally suited to those seeking a rural lifestyle without compromising on space or comfort.

With far-reaching views in every direction and direct access to some of the region's most beautiful countryside, early viewing is essential to fully appreciate all that this exceptional property has to offer.

INTERNAL DIMENSIONS

Open Plan Kitchen/Diner: 20'2 max x 25'0 (6.15m x 7.62m)
Lounge: 20'2 max x 25'2 max (6.15m x 7.67m)
Snug: 11'10 max x 18'11 max (3.61m x 5.77m)
Boot Room: 11'7 max x 7'5 max (3.53m x 2.26m)
Utility: 9'11 max x 5'9 max (3.02m x 1.75m)
Shower Room: 7'2 max x 5'7 max (2.18m x 1.70m)
Garage: 19'2 max x 15'2 max (5.84m x 4.62m)

Bedroom One: 15'3 max x 16'4 into recess (4.65m x 4.98m)
Ensuite: 9'9 into recess x 5'10 max (2.97m x 1.78m)
Bedroom Two: 10'8 max x 11'8 max (3.25m x 3.56m)
Bedroom Three: 11'7 max x 11'6 max (3.53m x 3.51m)
Bedroom Four: 14'11 max x 8'0 max (4.55m x 2.44m)
Bathroom: 8'11 plus door x 8'9 into alcove (2.72m x 2.67m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Septic Tank
Heating: Wood Burner
Broadband: Fibre to Premises
Mobile Signal Coverage Blackspot: No
Parking: Garage & Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any

TENURE

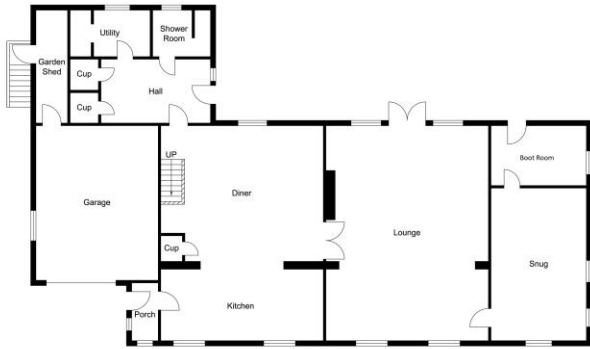
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: F

EPC RATING: E

HX00006824.JR.SM.22.06.2026.V.2.1





Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		



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