



Ninebanks | Hexham | NE47

Offers Over £300,000

RMS | Rook
Matthews
Sayer



2



2



3

Detached Stone Home

Two En-Suites

Two Bedrooms

South-West Gardens

Open Plan Living

Energy Efficient

Countryside Views

Chapel Conversion

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



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Occupying a superb, elevated position with commanding views across the West Allen Valley, this exceptional detached stone-built former chapel has been thoughtfully adapted to create a stylish and highly individual extended home.

The light-filled garden room extension serves as a wonderful lounge space with feature fireplace, french doors out to the terrace and south-west facing tiered gardens.

The central open plan kitchen / dining / living room has a beautiful large picture window, framing the spectacular countryside outlook and providing access to the rest of the house as well as an under-stair storage cupboard.

The ground floor is finished off by a well-presented bathroom, front porch for cloaks and boots, utility room housing the solar panels inverter, the equipment for the air source heat pump, the hot water cylinder, and a Miele washing machine included in the sale

There are two generous dormer bedrooms upstairs, both complemented by ensuite WCs and stunning views across the valley, while the master bedroom also benefits from a walk-in wardrobe and two fitted storage cupboards. Additional advantages include driveway parking for three vehicles, an EV charger, a very well positioned Summer House making the most of the views and a wealth of original character features that reflect the property's historic origins.

The gardens are stocked with a mixture of fruit trees, native trees, and shrubs, and include lawned areas, attractive borders and a small natural pond. Log stores, two water butts, and a substantial garden shed with an electricity supply complete the external space

This is a rare opportunity to acquire a distinctive countryside home offering charm, privacy and breathtaking valley views in equal measure.

INTERNAL DIMENSIONS

Kitchen: 11'3 max x 9'6 max (3.43m x 2.90m)

Dining Room: 14'3 max x 19'1 max (4.34m x 5.82m)

Utility: 8'6 max x 3'0 max (2.59m x 0.91m)

Bathroom: 8'0 max x 5'6 max (2.44m x 1.68m)

Lounge: 17'11 max x 12'8 max (5.46m x 3.86m)

Bedroom One: 14'7 max x 14'8 max (4.45m x 4.47m)

Ensuite: 4'9 max x 4'7 max (1.45m x 1.40m)

Walk in wardrobe: 4'10 max x 3'1 max (1.47m x 0.94m)

Bedroom Two: 10'1 into alcove x 20'0 max (3.07m x 6.10m)

Ensuite: 4'10 max x 3'7 max (1.47m x 1.09m)

PRIMARY SERVICES SUPPLY

Electricity: Mains & Solar Panels

Water: Private

Sewerage: Private

Heating: Log Burners / Air Source Heat Pump

Broadband: Fibre to Premises

Mobile Signal Coverage Blackspot: No

Parking: 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

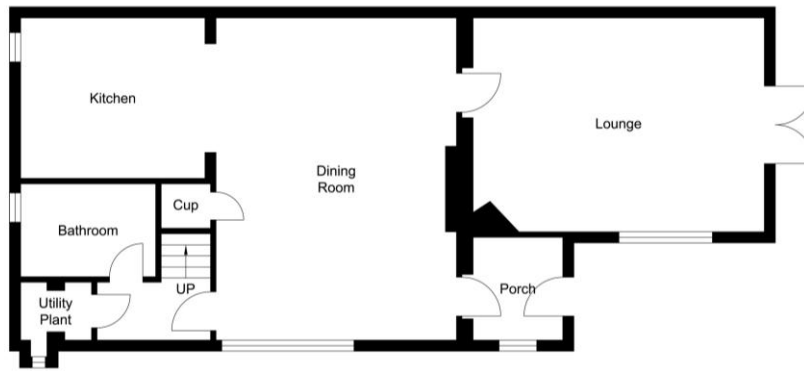
COUNCIL TAX BAND: B

EPC RATING: A

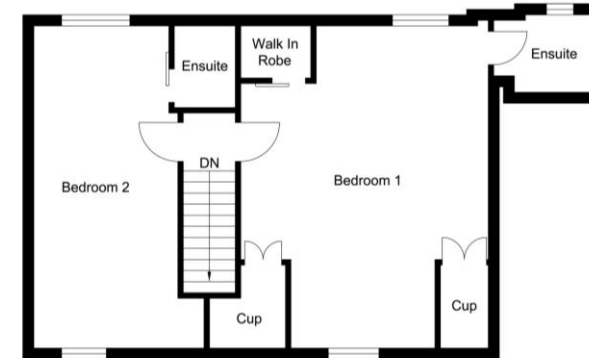
Please note that an AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A	93 A	113 A
81-91	B		
69-80	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 relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.