



South Park | Hexham | NE46

Offers Over £259,000

RMS | Rook
Matthews
Sayer



Character Cottage

Driveway Parking

Two Bedrooms

Town Centre Access

No Onward Chain

Private Courtyard

Sought-After Location

Historic Charm

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



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Sayer



Situated within the highly regarded South Park area of Hexham, this charming semi-detached cottage offers a rare opportunity to acquire a unique former coach house and stable, combining character and convenience in an attractive setting.

Offered for sale with no onward chain, the property is ideal for a range of buyers seeking a home that is ready to move into.

The accommodation comprises a welcoming lounge/dining room which provides a comfortable and versatile living space with plenty of natural light, together with a fitted kitchen offering a practical range of storage and work surfaces on the ground floor. There are two bedrooms and a shower room upstairs, creating a well-balanced and manageable layout.

Externally, the property benefits from a private driveway providing off-street parking for two vehicles, a valuable feature in this sought-after location. There is also a pleasant secure outdoor seating area, offering an ideal space for relaxing, entertaining guests or enjoying the warmer months.

Combining its fascinating history as a former coach house with modern-day practicality, this delightful cottage presents an excellent opportunity to acquire a distinctive home within easy reach of Hexham town centre and its excellent range of amenities. Recently used as a holiday let, the property would suit continued similar use, a superb first home or an ideal downsizing opportunity.

Hexham is one of Northumberland's most desirable market towns, renowned for its historic charm, excellent amenities and beautiful surrounding countryside. The town offers a comprehensive range of independent shops, cafés, restaurants, supermarkets and leisure facilities, centred around the magnificent Hexham Abbey and historic marketplace. Excellent transport links include a railway station providing regular services to Newcastle and Carlisle, whilst the nearby A69 offers convenient road access across the region. The town is also ideally placed for exploring the Tyne Valley, Hadrian's Wall and the stunning landscapes of Northumberland National Park.

INTERNAL DIMENSIONS

Kitchen: 11'11 max x 9'7 max (3.63m x 2.91m)

Living Room/ Dining Room: 14'6 max x 13'10 max (4.41m x 4.22m)

Bedroom One: 13'11 max x 11'0 max (4.25m x 3.36m)

Bedroom Two: 11'11 max x 6'10 max (3.63m x 2.08m)

Shower Room: 6'11 max x 5'5 max (2.12m x 1.64m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: Driveway

MINING

The Northeast 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.

AGENTS NOTE

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.

TENURE

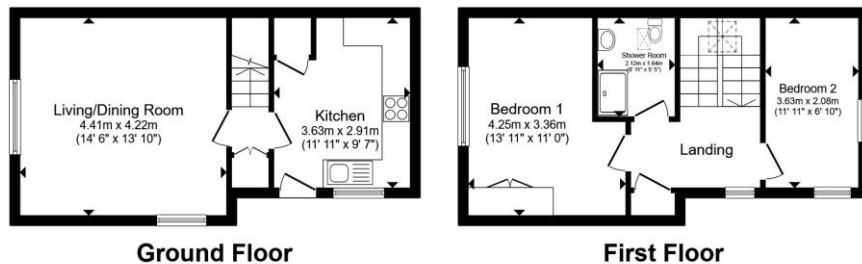
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: B

EPC RATING: E

HX00006932.JR.SM.13.10.2026.V.2





Total floor area 65.6 m² (706 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	52 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.