

Haughton Place | Humshaugh | NE46

Offers Over £550,000

RMS | Rook Matthews Sayer





4 2 2

Detached Family Home

Four Bedrooms

South-West Garden

Sought-After Village

Fitted Window Shutters Throughout

EV Charger

Prime Position

Twin Garage

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



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Occupying a prime position overlooking the attractive communal green, this beautiful, detached family home presents a truly rare opportunity within the highly sought-after Haughton Square development in Humshaugh.

The property has been thoughtfully designed to provide spacious and versatile accommodation, perfectly suited to modern family living. The heart of the home is a superb open-plan L-shaped kitchen, dining and living area, creating a wonderful sociable space for both everyday life and entertaining. The well-appointed kitchen benefits from a range of integrated appliances, enhancing both convenience and style. Flooded with natural light, this impressive room features bi-folding doors opening onto the rear patio, seamlessly connecting the indoor and outdoor spaces. Complementing the ground floor accommodation is a separate utility room and a convenient WC.

To the first floor are four well-proportioned bedrooms, including a principal bedroom benefitting from an en-suite shower room, whilst the remaining bedrooms are served by a stylish family bathroom.

Externally, the property continues to impress. The fully enclosed rear garden enjoys a desirable south-westerly aspect, providing an excellent degree of privacy whilst benefitting from rural views and making the most of the daytime and evening sunshine. Predominantly laid to lawn, the garden offers ample space for children to play, gardening enthusiasts to enjoy, or for outdoor entertaining on the adjoining patio. To the front, the open lawned garden is attractively landscaped with ornamental trees and low-level hedging, enhancing the property's kerb appeal whilst preserving the pleasant outlook across the communal green.

Practicality is equally well catered for with a driveway providing parking for four vehicles, together with a detached twin garage benefiting from a full electricity supply and EV charger.

Humshaugh is widely regarded as one of Northumberland's most desirable villages, offering a strong sense of community alongside excellent local amenities including a village shop, highly regarded primary school, village hall, café and hotel which serves non-residents in the bar and restaurant. Surrounded by beautiful countryside and conveniently positioned for access to Hexham and Newcastle, the village perfectly balances rural charm with modern convenience, making it a perennial favourite with families and professionals alike. The property also enjoys close proximity to the Northumberland International Dark Sky Park boundary, allowing stunning views of the night sky, with stars and planets clearly visible on many clear evenings and mornings. Despite its peaceful village setting, the location remains just minutes from the market town of Hexham, with excellent transport links to both Newcastle and Carlisle.

A rare opportunity to purchase this property within this exclusive development, combining a superb village location, generous well-presented accommodation, and exceptional outdoor space.

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INTERNAL DIMENSIONS
Kitchen: 10'11 max x 9'11 max (3.33m x 3.02m)
Family/Dining Room: 18'7 max x 11'4 max (5.67m x 3.45m)
Living Room: 11'10 max x 11'5 max (3.61m x 3.48m)
Study: 9'9 max x 6'3 max (2.96m x 1.91m)
Utility: 6'1 max x 5'10 max (1.86m x 1.77m)
Bedroom One: 13'11 max x 11'6 max (4.25m x 3.51m)
Ensuite: 7'3 max x 6'9 max (2.25m x 2.06m)
Bedroom Two: 12'10 max x 9'7 max (3.90m x 2.92m)
Bedroom Three: 10'7 max x 9'7 max (3.22m x 2.92m)
Bedroom Four: 9'11 max x 9'5 max (3.02m x 2.88m)
Bathroom: 8'4 max x 5'7 max 2.55m x 1.70m)
Garage: 20'11 max x 19'8 max (6.37m x 6.00m)

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: LPG
Broadband: Fibre to cabinet
Mobile Signal Coverage Blackspot: No
Parking: Garage & 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: F
EPC RATING: C

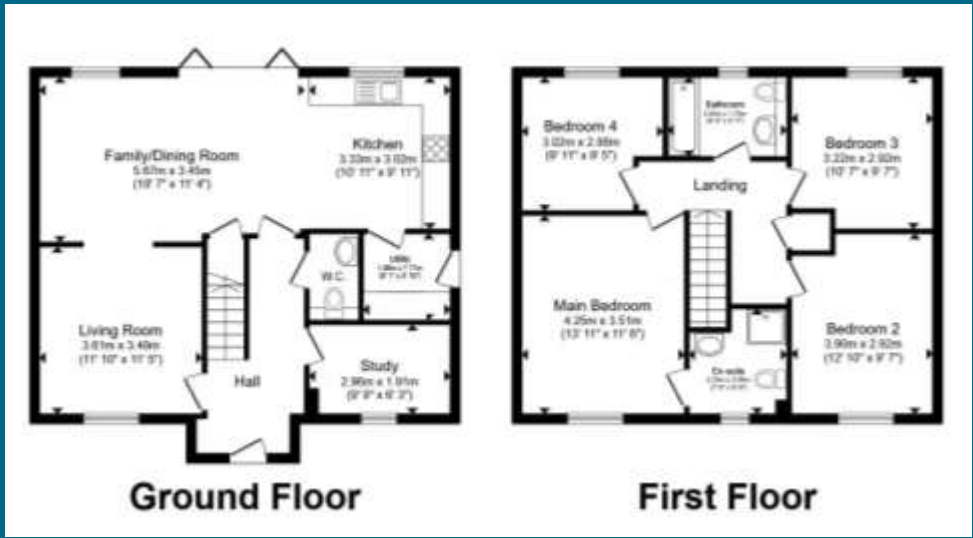
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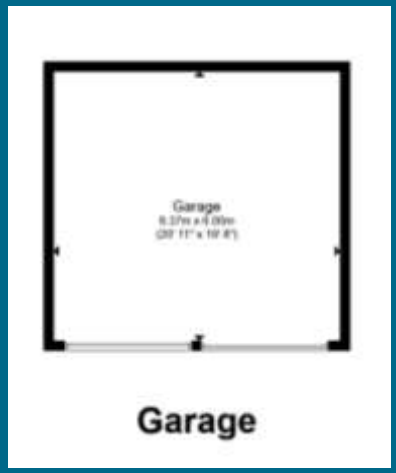


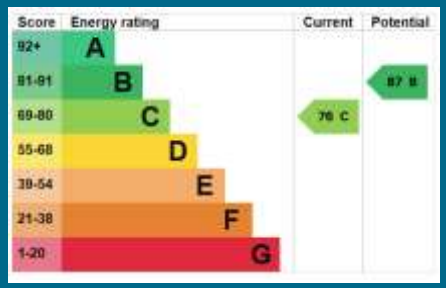
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