

Leazes Lane | Hexham | NE46

£795,000

RMS | Rook Matthews Sayer





4 3 2

Detached Family Home

Generous Living Space

Four Bedrooms

Mature Private Gardens

Double Garage

Utility Room

Sought-After Location

Character & Charm

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



T: 01434 601616 hexham@rmsestateagents.co.uk

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Nestled within one of the most sought-after areas of Hexham's prestigious West End, this exceptional extended detached family home on Leazes Lane occupies a generous, mature plot with an enviable degree of privacy. Surrounded by well-established hedged gardens, the property benefits from attractive lawned areas, a patio perfectly suited to outdoor dining and entertaining, a substantial private driveway providing ample parking, and a detached double garage.

The spacious and versatile accommodation has been thoughtfully designed for modern family living. The ground floor comprises a welcoming entrance hall leading to a generous lounge, a separate dining room ideal for both formal occasions and everyday family gatherings, a cosy snug, a well-appointed breakfasting kitchen forming the heart of the home, and a practical utility room offering additional storage and workspace.

To the first floor are four well-proportioned double bedrooms, providing comfortable accommodation for growing families and visiting guests alike. The principal bedroom enjoys the benefit of an en-suite shower room, while the remaining bedrooms are served by a family bathroom.

Beyond its impressive accommodation, the property boasts a fascinating connection to Hexham's rich history, adding a unique and captivating heritage to an already outstanding family home. This historical association lends an added sense of character and distinction that is rarely found in modern property offerings.

Leazes Lane is widely regarded as one of Hexham's most desirable residential addresses, situated within the highly prized West End. Residents enjoy easy access to the historic town centre, renowned for its excellent range of independent shops, cafés, restaurants and leisure facilities, as well as highly regarded schooling and excellent transport links.

Surrounded by the beautiful Tyne Valley countryside yet conveniently positioned for commuting to Newcastle and beyond, this location perfectly balances rural charm with modern convenience.

A rare opportunity to acquire a substantial family home of character, history and distinction in one of Hexham's most prestigious locations.

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INTERNAL DIMENSIONS
Kitchen: 23'11 max x 11'1 max (7.29m x 3.37m)
Utility: 11'0 max x 6'11 max (3.36m x 2.10m)
Living Room: 25'0 max x 12'3 max narrowing to 11'5 (7.62m x 3.73m - 3.48m)
Dining Room: 14'3 max x 12'0 max (4.35m x 3.65m)
Snug: 10'11 max x 9'11 max (3.33m x 3.01m)
Bedroom One: 16'1 max x 13'4 max (4.89m x 4.06m)
Ensuite: 6'8 max x 4'4 max (2.04m x 1.32m)
Bedroom Two: 10'9 max x 10'6 max (3.28m x 3.21m)
Bedroom Three: 11'1 max x 9'10 max (3.38m x 3.00m)
Bedroom Four: 11'3 max x 8'3 max (3.44m x 2.52m)
Bathroom: 13'0 max x 5'6 max (3.97m x 1.67m)
Garage: 19'4 max x 20'4 max (5.89m x 6.10m)

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas / multi-fuel stove
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: G
EPC RATING: C

HX00006915.JR.SM.21.11.2026.V.3

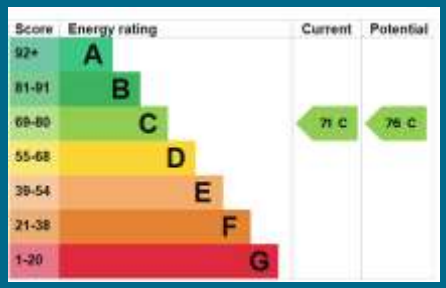




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The Property Ombudsman

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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.

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