



East Cantray,
Fellside, Hexham, Northumberland, NE46 1RB

youngsRPS 

**East Cantray
Fellside
Hexham
Northumberland
NE46 1RB**

Guide Price: £695,000

East Cantray is an impressive four bedroom detached home situated in an elevated position with stunning far reaching views over Hexham and beyond.

- Four bedrooms detached house
- Contemporary design with high specification
- Elevated position with stunning views
- Stylish kitchen and bathrooms
- Versatile accommodation
- Private gardens
- Driveway parking and detached timber garage
- Energy efficiency rating B (86)

youngsRPS 

Hexham - 01434 608980



DESCRIPTION

East Cantray is an impressive four bedroom detached home situated in an elevated position with stunning far reaching views over Hexham and beyond.

The property enjoys a contemporary design and has been built using mix of stone and timber cladding with large glass windows and balconies providing views and an abundance of natural light. The accommodation has been designed to make the most of the views with the bedroom accommodation on the ground floor and main living accommodation on the first floor.

The main entrance opens into the reception hallway with cloakroom/WC and a staircase leading up to the first floor.

The inner hallway provides access to the useful utility room with plumbing for a washing machine and an external door leading out to the side of the property.

The master bedroom suite includes a spacious double bedroom with a range of fitted wardrobes and three large windows overlooking the private rear garden, with en suite bathroom comprising of a contemporary freestanding bath, large walk in shower and vanity unit inset with wash hand basin and WC. Completing the master suite is a separate dressing room.

On the ground floor there are a further three good sized bedrooms all with fitted wardrobes, with the largest bedroom also enjoying an en suite shower room. The main bathroom

comprises of a bath with shower over, WC and wash hand basin. The first floor comprises of a cloakroom and spacious open plan kitchen/dining area with bi-folding doors leading onto the balcony. The kitchen is fitted with a range of shaker style wall and base units with central island and integral appliances.

Double doors open into the living room with a wood burning stove and natural light flowing through from the full height windows which include bi-folding doors leading out onto the delightful balcony.

The stairs continue up to a large versatile room on the second floor with double doors leading out onto a small balcony.

EXTERNALLY

Gravelled driveway with parking for several cars along with a large detached timber and useful loft space. A path leads around the side of the property to a private rear garden which is mainly laid to lawn with the former quarry wall an impressive backdrop. There are balconies at the front and rear of the property which provide space to enjoy the peaceful setting and stunning views.

LOCATION

Hexham is the amenity centre for the surrounding rural communities offering a wide variety of shops, services and social facilities. There are good road and rail links giving access to the

main routes to Newcastle upon Tyne and Newcastle Airport to the east as well as Carlisle to the west.

SERVICES

Mains electricity, gas, water and drainage are connected. Gas fired central heating to radiators also supplying the domestic hot water. Underfloor heating on ground and first floor.

CHARGES

Northumberland County Council tax band G.

VIEWINGS

Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 608980.

FREE MARKET APPRAISAL

We would be pleased to provide professional, unbiased advice on the current value and marketing of your existing home.

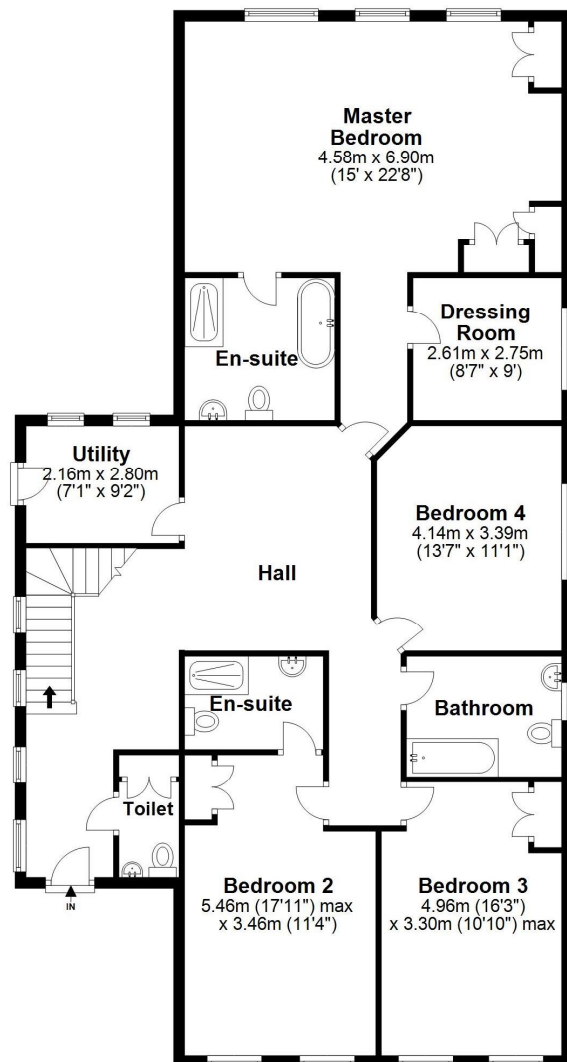






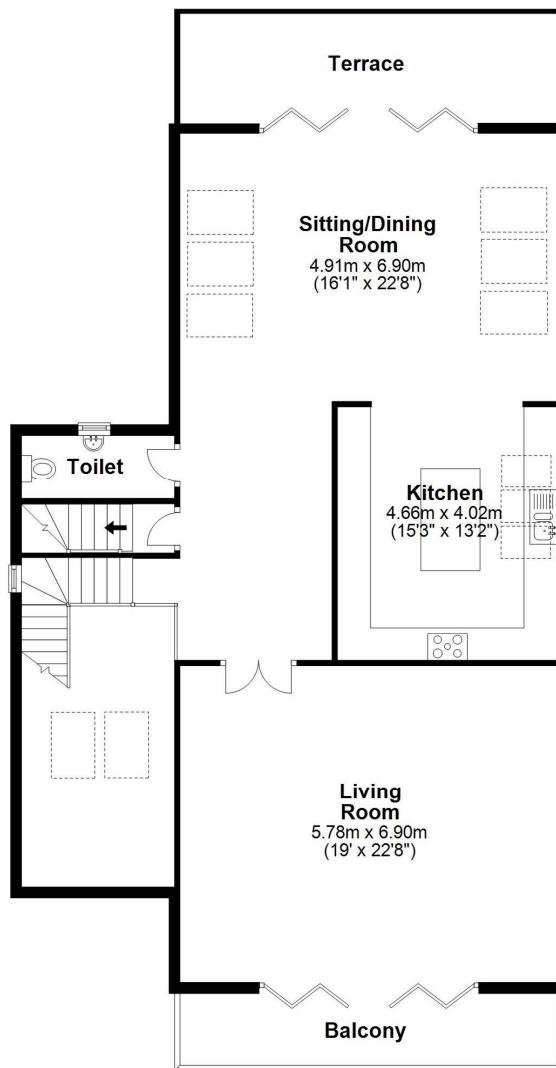
Ground Floor

Approx. 154.1 sq. metres (1658.7 sq. feet)



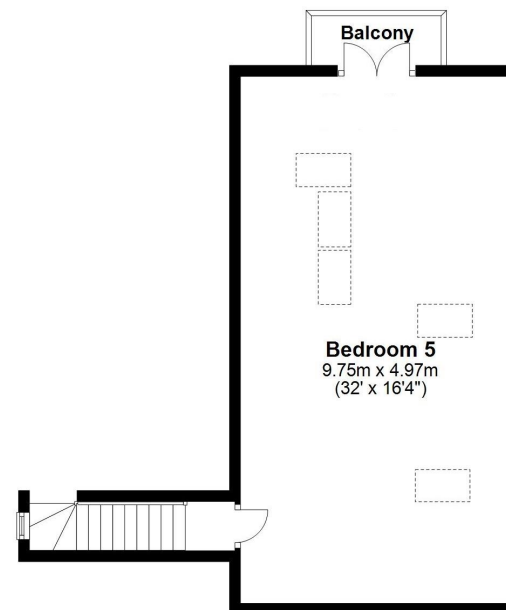
First Floor

Approx. 146.3 sq. metres (1574.7 sq. feet)



Second Floor

Approx. 51.9 sq. metres (559.0 sq. feet)



IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



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