



# Underwood, Causey Hill, Hexham Northumberland NE46 2DN

## SITUATION AND DESCRIPTION

Underwood was originally constructed in 1908 and represents one of Hexham's finest detached stone built mansion houses.

Underwood is accessed from a discreet and private drive belonging to the property, but shared in part by four local neighbours. The main house is very private and secluded with beautiful open drive and courtyard. The principal house is very well constructed and has a beautiful architectural design in solid stone under a Lakeland slate pitched roof. The property is constructed in an 'Arts and Crafts' style, which is reflected in its high chimney stacks and is surrounded on many elevations by mature Virginia Creeper.

This very fine property enjoys a beautiful setting. The grounds are extremely well stocked, with many mature trees giving good privacy throughout the year. The rear garden is particularly impressive, with a large lawned area and large oak trees, as well as very well stocked flower borders and rockery beds. To the foreground of the house there is a formal stone terrace with retaining walls and paths. The gardens have been previously recognised by Hexham Council, winning an award for Gardens in Bloom.

Underwood is a very special property and is located in a prime area of Hexham. It has good accessibility into the market town centre, with its shops, banks and offices, schools, sports and cultural facilities, as well as its rail and road links into Newcastle.

Underwood has been well cared for and maintained by the owners. The internal accommodation is very well proportioned with high ceilings and beautiful cornicing. The house has a gas central heating system and a comprehensive alarm back up.

The accommodation includes an entrance vestibule leading to a cloakroom and wc and an impressive reception hall with beautiful fireplace and windows. The drawing room divides between a formal reception area and a library or study. The dining room is to the centre of the house and has stunning window features, as well as a high mantled fireplace. From the central window a door leads through to the extremely well designed Amdega conservatory and orangery which was built in 2005 and has French style pinoleum blinds, as well as limestone flooring with underfloor heating and two sets of double doors onto the gardens.

The family room is at the front of the property and links onto the kitchen/breakfasting room with its farmhouse style cabinets and built-in appliances. To the side of the property there is a utility/laundry room, a side entrance and a study/office.

The principal staircase is magnificent, with a series of basement cellars beneath which provide excellent storage. The three quarter landing has a feature 'Peacock' stained glass window and leads on to two excellent store rooms. The main landing connects to four bedrooms; the master with an en-suite dressing room and bathroom/wc with separate shower. There are three further double bedrooms and a family bathroom with large corner bath and separate shower.

An enclosed staircase connects to the second floor of the property, which provides its own self contained suite and has two bedrooms and a separate lounge area (which could be used as a seventh bedroom) with storage space. There is also a second bathroom/wc to the second floor.

Separate from the house is a stone constructed garage house which is two storeys in height under a Lakeland slate roof. It has a double garage with electric doors and at ground floor a room

used as a gym. It has its own separate hall and central heating system, good quality windows and double glazing and an alarm system. To the second floor there is a large office and a bedroom. There is also a separate shower room/wc and a kitchenette within one of the upstairs rooms.

Underwood is set back from Causey Hill, a very popular area of Hexham and this house remains one of its finest examples. It is a beautiful home in a very private setting which will be appreciated by many, but afforded by few.

The property comprises:

Access to the front of the property is highly impressive, with a beautiful canopied and pillared entrance, external lighting and a panelled door with brass door furniture leading through to the entrance vestibule, with doormat well, rush matting, wallpaper decoration, and single panelled radiator.

## CLOAKROOM

With central heating radiator, pedestal wash hand basin with half wall height tiling and window overlooking front approach to the house.

## SEPARATE WC

With low level wc, single panelled radiator and wall store cupboard housing the electric fuse box.

From the cloakroom there is a separate walk-in cloaks store cupboard with electric circuit breaker control panels for the house.

Returning to the entrance vestibule, an open archway leads through to the:

## RECEPTION HALL (front & side facing)

20'9 x 16'11 (6.32m x 5.157m)

This is a very impressive room which has great natural light from its elevation at the front of the property and its super sash windows overlooking the gardens. The room has two central heating radiators, picture rail, deep skirting boards, infra red alarm sensor and elaborate cornicing and central ceiling rose. The focal point of the room is the elaborately detailed fireplace surround, which has delft tiles into the recess with a marble hearth and coal burning effect gas fire.

Leading from the reception hall, a panelled and glazed door with beautiful etched glass leads through to the inner hallway which has a double panelled radiator, dado rail with contrasting wallpaper decoration, cornice detailing and a fabulous staircase with elaborately detailed mahogany handrail and spindles. Beneath the staircase a door leads to the extensive cellars, including a wine cellar with original brick wine racks, as well as vinyl wood effect flooring and lighting. A doorway leads from this area into the store rooms, one of which accommodates the two Ideal Mexico gas fired central heating boilers, as well as a back up pressurised water system.

The cellars extend to approximately two thirds of the ground floor area and they have been tanked, providing dry storage space. There is also a low level access door connecting onto the north facing garden. One of the store rooms accommodates a stainless sink double single and drainer unit.

Returning to the entrance hall, three panelled doors with elaborately detailed finger plates and door furniture lead off to principal accommodation.

## DRAWING ROOM (side facing)

27'7 x 20'1 narrowing to 14'4 (8.411m x 6.121m narrowing to 4.374m within the library and study area)

This is a delightful room which has five sash windows overlooking the gardens and grounds that surround the house, as well as a marble Adam fireplace with elaborately detailed insert grate, coal burning effect gas fire and slate hearth. There are deep skirting boards, three central heating radiators and a TV aerial point.

**DINING ROOM** (rear facing)

16'10 into the chimney breast recess x 16'10 (5.133m x 5.148m)  
With wallpaper decoration up to picture rail height with frieze border detailing above, elaborate cornicing and ceiling rose. The focal point of the room is the impressive elaborately detailed and carved high mantled fireplace surround with marble trim to the tiled insert fire with Art Déco brass canopy, coal burning effect gas fire and marble hearth. The room has two double panelled radiators, infra red alarm sensor, dimmer switch light controls and the fabulous window bay has been retained with its four arches and stained and leaded glass upper window features. The centre door is panelled and glazed and leads through to the:

**CONSERVATORY** (rear facing)

24'4 x 20'3 (7.41m x 6.169m)  
Constructed in 2005 by Amdega, this beautiful room is a fabulous addition to the house and complements the architecture and style of the property. It has a tremendous aspect and views over its private gardens, with glazed and panelled double doors leading onto the terrace. The room features limestone flooring with under-floor heating and back up support radiators and the ceiling is finished with pinoleum blinds (a French design which is effective in diffusing light and heat). The roof structure is further complemented by electrically operated sash windows which are thermostatically controlled.

**FAMILY ROOM** (front & side facing)

26'0 x 14'8 (7.932m x 4.467m)  
With three windows overlooking the gardens to the front approach of the house, as well as the courtyard, three central heating radiators, wallpaper decoration with pine dado rail and skirting boards, infra red alarm sensor, spotlighting and TV aerial point.



An open archway connects through to the:

**KITCHEN/BREAKFASTING ROOM** (rear facing)

16'3 x 16'0 (4.961m x 4.873m)  
Equipped in a farmhouse style with a superb range of pine base, wall and drawer cabinets, with pine wood trims to the worktop surfaces, which incorporate a stainless steel single drainer Franke double sink unit with mono bloc tap. Tiled splash backs complement the worktop surfaces. Built-in appliances include a dishwasher with matching fronted door, an electric four ring ceramic hob with extractor hood concealed above, microwave oven, electric single oven and a concealed refrigerator. The room

has a central heating radiator, cork tile flooring, up-lighting above the wall cabinets which include plate rack and corner shelving. The kitchen has a lovely aspect and view over the west facing gardens at the rear.

**UTILITY & LAUNDRY ROOM** (side facing)

5'6 x 13'0 (1.66m x 3.968m)  
Comprising Belfast sink and wood drainer with mono bloc tap and store cupboards beneath, as well as further storage space for a fridge freezer, washing machine and tumble dryer, central heating radiator, built-in shelved store cupboards and arched window with stained glass. A panelled and glazed door leads from this area to the:

**STUDY** (rear facing)

13'0 x 10'10 (3.97m x 3.315m)  
With two lovely windows overlooking the gardens, double panelled radiator, picture rail and spotlighting.

Returning to the entrance hall, the magnificent staircase leads up to the first floor landing. The three quarter landing has a fabulous feature 'Peacock' stained glass window, which is secondary glazed. A door leads from this landing to a large walk-in shelved cupboard housing a high capacity hot water tank.

**LANDING**

With central heating radiator, picture rail, cornice detailing and four doors leading off to principal accommodation.

**MASTER BEDROOM** (rear facing)

17'4 x 16'10 (5.286m x 5.127m)  
With two fabulous arched feature windows with stained and leaded glass overlooking the rear gardens, picture rail, cornicing, two central heating radiators and telephone point. An archway with steps leads down to a:

**DRESSING ROOM** (rear facing)

9'0 x 14'5 (2.738m x 4.41m)  
With central heating radiator and lovely views of gardens.

**EN-SUITE BATHROOM/WC**

Comprising large bath, close coupled wc, pedestal wash hand basin, separate shower cubicle with screen access door, ceramic tiled walls and floor with underfloor heating, ceiling spotlighting and heated chrome towel rail.

**BEDROOM TWO** (front & side facing)

17'5 x 16'7 (5.293m x 5.035m)  
This room has a fabulous bay and tremendous high level views overlooking the gardens and grounds, as well as the Tyne Valley in the distance.

**BEDROOM THREE** (rear facing)

15'1 x 14'5 (4.591m x 4.408m)  
With two windows overlooking gardens and a lovely arched window to the rear with stained and leaded glass, cornicing, wallpaper decoration and two central heating radiators.

**BEDROOM FOUR** (side facing)

14'4 x 12'11 (4.38m x 3.935m)  
With central heating radiator, side window overlooking the courtyard, telephone point, picture rail and cornicing.

The last door leading from the landing connects to a passageway with single panelled radiator, decorative arched recess niche and a door to the:

**FAMILY BATHROOM/WC**

Comprising feature corner bath, separate shower cubicle with



smoke glazed access door, close coupled wc with wood seat, pedestal wash hand basin, attractive tiling with frieze border detailing, shaver socket, pine clad ceiling with spotlighting, single panelled radiator, heated towel rail and Expelair unit.

The last door leading from the passageway connects to a lobby, with single panelled radiator and stairs connecting to the second floor of the house.

#### **BEDROOM FIVE** (side facing)

20'8 x 9'11 (6.308m x 3.025m) excluding dormer window.

With dormer window, double panelled radiator and a door to the eaves where there is walk-in wardrobe space.

#### **LOUNGE** (north facing)

16'11 x 9'11 (5.15m x 3.028m)

With superb views over the north Tyne from the dormer window, two central heating radiators, as well as a night storage heater and access into the eaves for storage space. A door leads through to:

#### **BEDROOM SIX**

11'2 x 11'2 (3.384m x 3.4m)

With feature beam and roof trusses, spotlighting and Velux window.

#### **BATHROOM TWO**

With white three piece suite comprising panelled bath with a Redring digital shower above and dividing glazed screen, pedestal wash hand basin with mirror above and low level wc. The bathroom is set into the roof pitch with exposed roofing beams and spotlighting, Velux window, double panelled radiator and useful store cupboard.

#### **EXTERNALLY**

The gardens and grounds that surround Underwood are highly impressive and feature a number of mature trees which give tremendous privacy to the site. Access to the property is via its own private drive, over which four neighbouring houses have access in part. The drive has its own mature boundaries leading into the gravelled courtyard and parking area. To the side of the property there is a separate stone built garage house and studio which was converted from the old stable block in 2003. It has been built to a very high standard, with beautiful stone under a Lakeland slate roof with attractive window detailing. The building has two electrically operated up and over access doors connecting to the:

#### **GARAGE**

17'3 x 14'1 (5.267m x 4.297m)

The garage currently provides a very good storage area. It has its own central heating radiator and fluorescent tube lighting, as well as having a window to the rear and being independently alarmed. To the exterior of the garage there is a cold water tap, as well as a panelled door leading to a:

#### **GROUND FLOOR ROOM**

14'0 x 11'5 (4.271m x 3.483m)

This room has access to the integral garage, a front access door and an internal door connecting to its own hall. There is spotlighting, telephone points, double panelled radiator and a useful store cupboard beneath the stairs which accommodates the wall mounted gas fired central heating boiler with timer controls and pressurised water cylinder.

The side hall has a staircase with pine handrail leading to the first floor of the building, with access into the roof void, single panelled radiator and a door off to:

#### **STUDY** (front facing)

17'1 x 14'1 (5.209m x 4.286m) maximum measurements

This is a large L shaped room which has two windows overlooking the front approach to the house, exposed roofing timbers, white painted walls and ceiling with spotlighting, power points and double panelled radiator.

#### **BEDROOM** (front & side facing)

14'9 x 10'7 (4.506m x 3.228m) maximum measurements

An L shaped room with pleasant views over the gardens and approach to the house, double panelled radiator, spotlighting to the T fall ceiling, telephone point and fitted kitchenette with stainless steel sink unit and base storage cupboards beneath.

#### **SHOWER ROOM/WC**

With white three piece suite comprising close coupled wc, contemporary wash hand basin with Grohe chrome mono bloc tap and store cupboards beneath and corner shower cubicle with Grohe shower unit, foot massage, side jets and curved glazed screen access doors. There is contrasting ceramic tiling to the walls and floor, a Velux window giving good natural light, heated chrome towel rail, exposed roofing timbers, spotlighting, Expelair unit and access into the roof void.

The whole of the garage house does provide a very well built and self contained suite of office and studio rooms, ideal for those working from home. It is equally evident that the first floor accommodation and the office to the ground floor could provide independent accommodation associated with the main house.

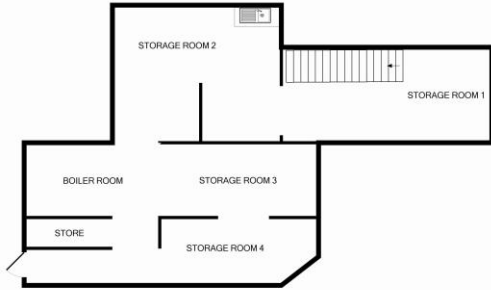
The principal gardens at the front of the house are set out with beautiful lawned areas, which slope down to fabulous evergreen borders with holly trees, pines and silver birch winding through pleasant sitting areas. The principal entrance to the house is via the red pebbled courtyard and drive. To the side of the property there is a stone flagged terrace and pathways that lead around both sides of the property to the rear garden. To the north eastern boundary of the house there is a private and secluded wild garden with maturing rhododendrons. The path leads around to the north elevation of the house, where there is a separate private entrance connecting into the utility and laundry room. From the north elevation a low level access door connects into the cellars. The principal gardens to the house extend to the rear of the property, which is west facing and therefore enjoys fabulous sunshine during the summer months. The foreground of the property has a beautiful stone terrace and patio which surrounds the Amdega conservatory, with stone retaining walls and lantern lighting. Floodlighting surrounds the exterior of the property and provides illumination during the evening hours. Flower borders surrounding the gardens are impressive, with beautiful shrubs and a variety of perennials. The boundaries are a haven for wildlife with pheasants, squirrels and woodpeckers visiting the property on a regular basis. To the corner of the property there is a timber constructed summerhouse and a pathway which leads around to the rear boundaries. The grounds of Underwood are extremely impressive and will be greatly appreciated by horticulturists.

#### **DIRECTIONS**

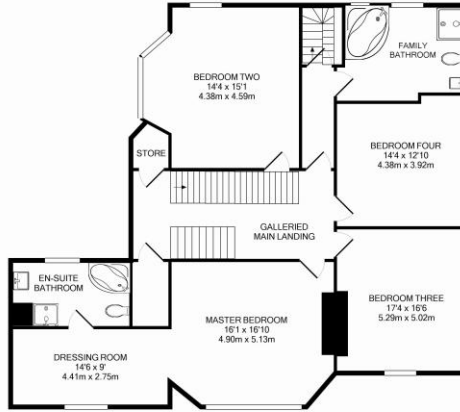
From the centre of Hexham proceed west out of the town centre, turning left at the traffic lights onto the B6305 signposted to Allendale. Take the second left at Causey Hill and follow the road up the hill, taking the third turn on the right. Underwood is located at the head of the cul de sac.

#### **AGENTS NOTE**

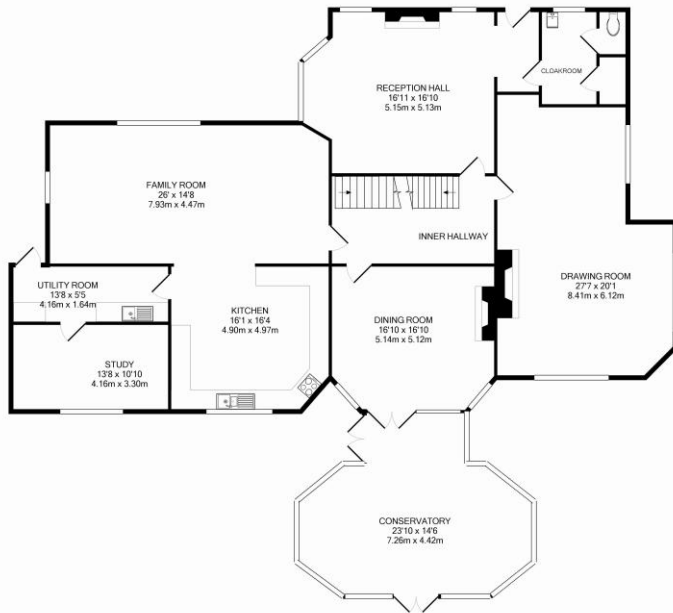
EPC Rating: F



BASEMENT LEVEL



1ST FLOOR

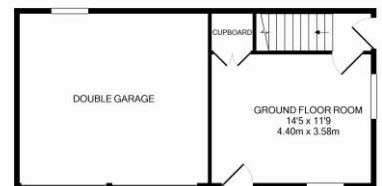


GROUND FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms etc. may differ from actual measurements and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is to their operability or efficiency can be given.  
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GROUND FLOOR  
APPROX. FLOOR AREA 485 SQ.FT.  
(45.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR AREA 486 SQ.FT.  
(45.0 SQ.M.)

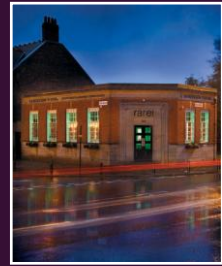
TOTAL APPROX. FLOOR AREA 969 SQ.FT. (90.1 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is to their operability or efficiency can be given.  
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**OPEN 7 DAYS A WEEK**

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Price on Application

