



rare!

From Sanderson Young



Dipton Mill Cottage
Dipton Mill Road, Hexham



Dipton Mill Cottage, Dipton Mill Road, Hexham, Northumberland NE46 1YA

Guide Price £899,500

A beautiful stone-built family home situated in an idyllic setting in the valley, set to the south of the market town of Hexham. Stunning grounds extending to 0.75 acres with sunny terraces and patios, and tiered lawns leading down to the adjacent river. Extended from its original house significantly over a period of years to provide what is now a beautiful luxury home with fantastic style and character. The property was purchased by the current owners in 2003 and since that time has been extensively refurbished, modernised and updated.

Ground Floor: reception hall | Fabulous garden room, open plan to kitchen and dining area | Kitchen area with feature AGA and underfloor heating | Family snug room | Formal drawing room | First Floor: master bedroom with en-suite shower room/wc | Five further bedrooms, one with en-suite bathroom/wc | Family bathroom/wc | Independent apartment at first floor level over the detached double-plus garage: entrance hall, kitchen/utility with storage, shower room/wc & large studio room set into roof space with Velux windows | Externally: access via private road with timber gates to private grounds | Courtyard providing ample parking | Detached double-plus garage with workshop space and fitted wine cellar | Surrounding gardens and grounds of 0.75 acres | Raised stone-flagged terrace and patios | Tiered lawns leading to adjacent river | Discreetly located garden playhouse and large storage shed | Services: Mains electricity & water, oil central heating, septic tank
Tenure: Freehold | EPC: D

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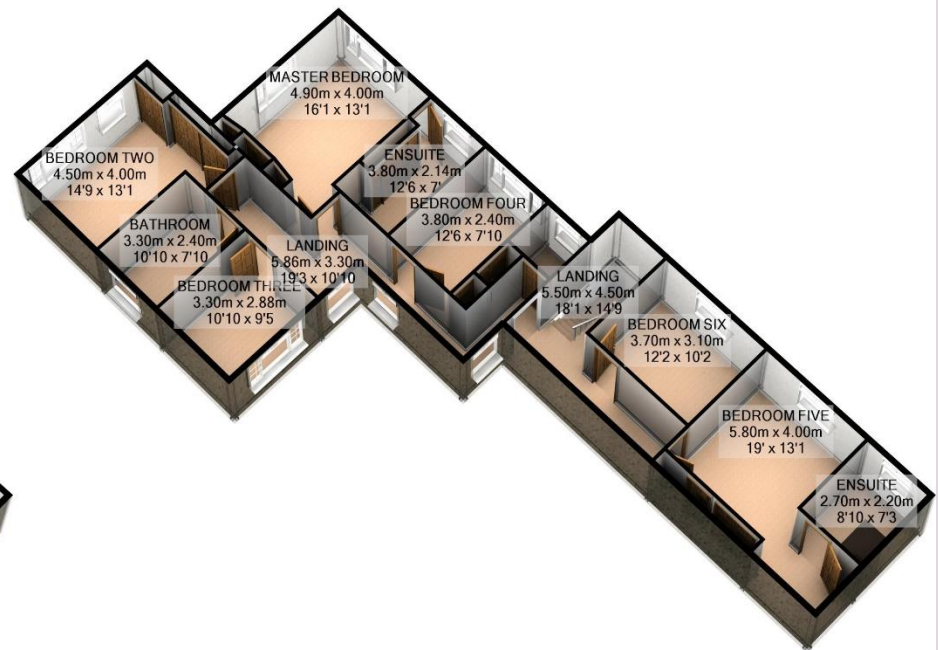








GROUND FLOOR
APPROX. FLOOR
AREA 158.6 SQ.M.
(1707 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 139.1 SQ.M.
(1497 SQ.FT.)

TOTAL APPROX. FLOOR AREA 297.7 SQ.M. (3204 SQ.FT.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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