

2 bed semi-detached house to buy in CA9

Wardway Foot, Nenthead, Alston, Cumbria, CA9 3PX

£300,000

x 2 x 1 x 1

Tenure

Freehold

Driveway & Garage parking

Property features

- Semi-Detached Stone Cottage
- Renovated To An Extremely High Standard
- Stunning Views
- On Plot of Approximately 0.75
- EPC Rating E

Key Information

- Council Tax: Band B
- EPC Rating: E
- Heating supply: Electric

Arrange a viewing

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- Flexible viewing slots
- Accompanied viewings

Description

This stone-built cottage sits on a good sized plot, of approximately 0.75 acres, has been renovated to an extremely high standard. It is perfectly located for somebody looking for a home in an attractive rural location with walking and cycling opportunities straight out of the front door, or for someone wishing to establish their own small holding. It is located ideally for unobstructed views over Alston Moor and Nent Valley, and down towards the market town of Alston.

The versatile living accommodation is arranged on split levels and offered in excellent order throughout. There is flexibility within the layout to utilise certain rooms in a different configuration to suit the new occupants own personal needs. The cellar/utility room also lends itself to a number of uses; utility room, overflow storage, workshop/hobby room, gym and leisure room. Externally, there is a very large detached garage which could take up to three cars. Alternatively, it could be utilised as a workshop, studio space or storage for sports equipment. There is additional off-street parking either side of the garage.

The cottage has been comprehensively renovated to an extremely high standard using natural building products (breathable natural insulation, plasters and paints) which benefit both the building and its occupants. During the works the current owners have also installed double glazing and efficient electric thermostatically controlled radiators, had a full new electrical installation, new plumbing system, new energy efficient hot water tank, new drainage, new mains water supply, newly fitted quality bathroom and kitchen, new flooring, installed new staircases, structural steels, added insulation throughout the property, undertaken external repointing in lime mortar and landscaping.

Wardway Foot sits above the village, just beyond Wellhope Gill, with superb views over the Nent Valley and it is on the National Cycle Route. Nenthead is a former lead mining village set in an AONB (area of outstanding natural beauty) and has a Primary School, village shop and Post Office and places to eat. Nenthead is approximately 5 miles from Alston where there is a wider range of shops and services to cater for your daily needs including Senior School, garages and supermarkets.

Please note, the EPC was assessed before the renovations were carried out.

Viewing is highly recommended to appreciate the location and quality of this stone-built house. Please call our Hexham team or email hexham@pattinson.co.uk for further information and your appointment to view.

Council Tax Band: B

Tenure: Freehold

Price: £300,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Heating: Electric

Entrance Lobby/Boot Room

3.69m x 1.45m (12'1" x 4'9")

Composite front door, double glazed windows to the front, electric radiator. door to kitchen/breakfast room.

Kitchen/Breakfast Room

4.35m x 3.93m (14'3" x 12'10")

Range of fitted wall and base units with granite worktops, inset 4 ringed induction hob with extractor above, wood burning cooker set in stone inglenook fireplace, built-in Neff oven and combi microwave/oven, matching granite topped central island with drawers, tiled flooring, cupboards and stools, double glazed patio doors to the sun terrace to the rear.

Lounge

4.24m x 4.19m (13'10" x 13'8")

Dual aspect with double glazed windows to three sides, electric radiator, feature stone fireplace with inset multi-fuel stove, exposed A-frame purlins, painted floorboards.

Study/Reception Area

2.73m x 2.33m (8'11" x 7'7")

Double glazed window to the front, electric radiator, understairs cupboard, staircase to attic bedroom.

Quality Fitted Shower Room

3.43m x 1.76m (11'3" x 5'9")

Double glazed window to the rear, radiator, underfloor heating, tiled flooring, walk-in shower with tiled walls, towel radiator.



Attic Bedroom

4.13m x 3.04m (13'6" x 9'11")

Double glazed window, electric radiator, painted wooden floorboards, exposed roof A-frame purlins.

Attic Room

4.26m x 4.03m (13'11" x 13'2")

This multifunctional space is perfect as a guest bedroom, office or hobby room. Double glazed window, exposed A-frame roof purlins, engineered oak floorboards.

Cellar/Utility Room/Workshop

4.03m x 3.87m (13'2" x 12'8")

The cellar is access from the side of the house and has light, power and water on call. Round double glazed window, electric radiator, plumbing for automatic washing machine, double insulated hot water cylinder.

Detached Garage/Workshop

7.56m x 4.80m (24'9" x 15'8")

The building has space to park at least three cars and comes with light and power. It is currently used as a workshop and garage with bi-fold doors and has further parking outside on both sides.

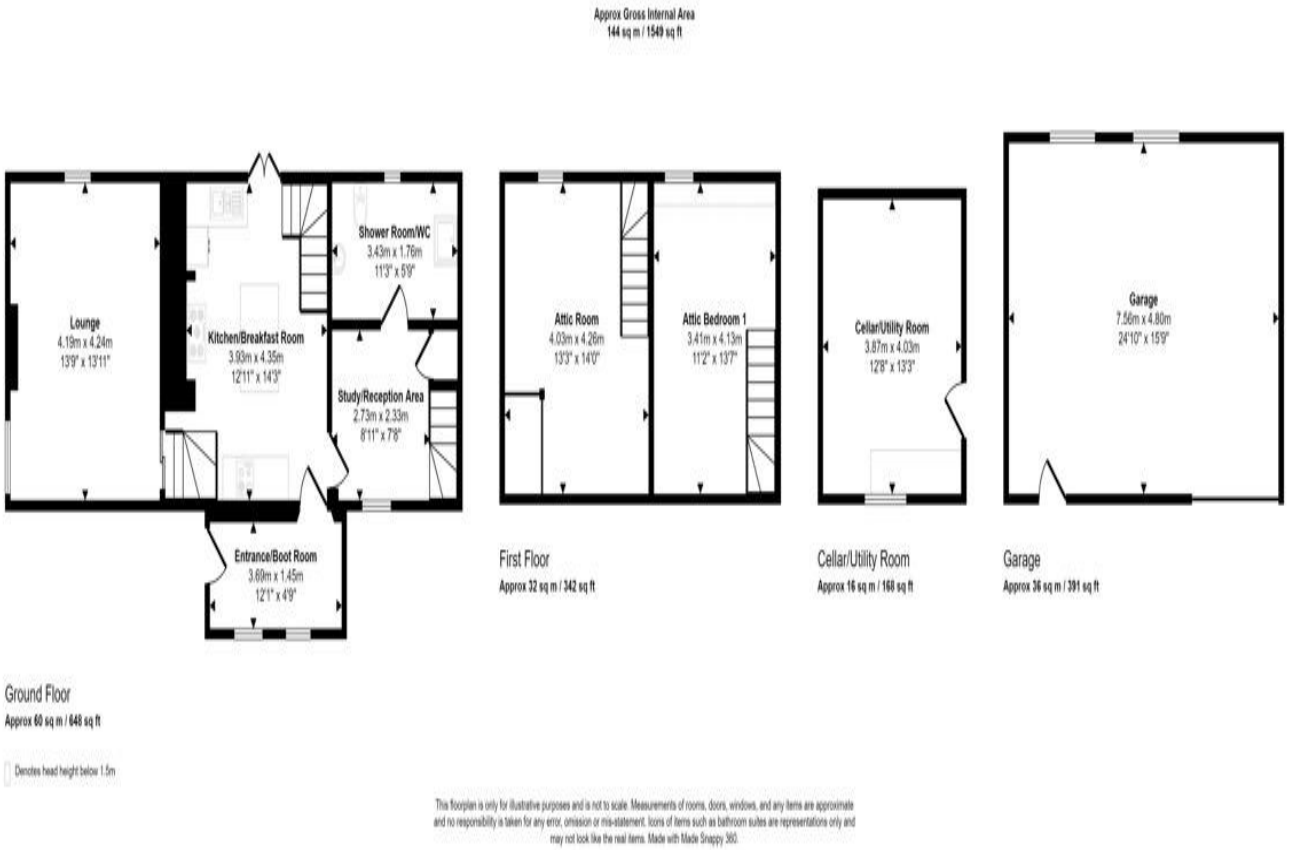
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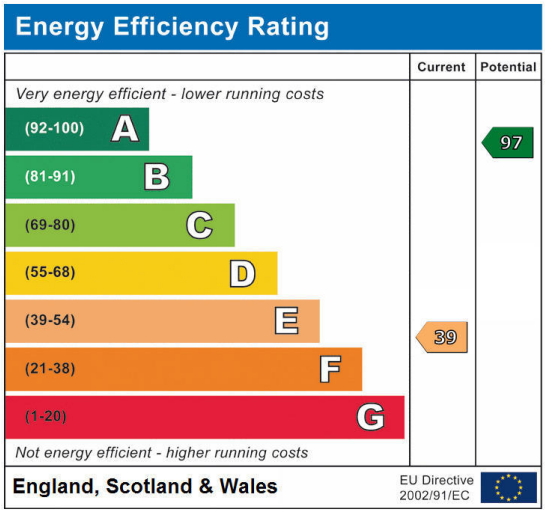
The property sits on the road with a shallow front garden. To the rear is a sun terrace with fantastic views across the Nent Valley and looking over the the field, which is approximately 0.75 acres of grazing land, sloping down. Behind the garage is potting area with a greenhouse.



Information

Benefitting from mains electricity, water and drainage. The property falls within Eden Council Tax Band B. Offered with no onward chain.





Wardway Foot, Nenthead, Alston, Cumbria, CA9 3PX

Contact your local branch today for more information on this property:

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