



3 bed detached house to buy in

Allenheads, Hexham, Northumberland,
NE47 9JL

£295,000 Starting Bid

 x 3  x 2  x 2

Tenure

Freehold

Driveway & Garage parking

Property features

- ✓ THREE BEDROOM DETACHED
- ✓ ALLENHEADS VILLAGE
- ✓ APPROX 4.5 ACRES OF LAND
- ✓ STUNNING COUNTRYSIDE VIEWS
- ✓ EPC Rating E

Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: E
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Springs
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

Arrange a viewing

Lucy Sage
Branch Manager
Hexham

01434 605376
hexham@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Estate Agents warmly welcome to the market this delightful Three Bedroom Detached Cottage, close by the small village of Allenheads.

This attractive stone-built cottage is situated in an idyllic rural location with delightful views across open countryside and sits within a plot of 4.5 acres of grazing land in addition to the enclosed garden to the rear.

This picturesque cottage has huge potential, with many wonderful features, including the log burning stove in the lounge, with a feature stone surround and hearth and the country kitchen with oil fired Aga cooker.

Three bedrooms, Family Bathroom and additional Shower Room complete the spacious accommodation on offer. This property will make the perfect rural home for someone wishing to base themselves within the peace and tranquility of the countryside, or also make an ideal holiday home investment.

Heron Lea Cottage is between Sparty Lea, Allenheads and Coalcleugh. Allenheads is a small village in the heart of the Allen Valleys, and boasts a ski-centre. It lies approximately 6 miles up the Allen Valley from Allendale. Allendale is approximately 10 miles from Hexham. It is on the 688 bus route which runs a regular service between Allenheads and Hexham. The area is served by schools in Allendale, Haydon Bridge and Hexham. Allendale has an active community and there are the following on hand: a medical centre, sports facilities, range of shops to cater for your day to day needs and there are more services and amenities in the larger town of Hexham.

*** PLEASE NOTE - ACCESS TO THE PROPERTY IS THROUGH A RIGHT OF WAY AND VIEWINGS ARE BY APPOINTMENT ONLY ***

Please call our Hexham team on 01434605376 for further information and to arrange your appointment to view.

Council Tax Band: D

Tenure: Freehold

Price: Starting Bid £295,000

Property Type: Detached House

Parking: Driveway & Garage

Heating: Electric, Oil

Electric: National Grid

Water: Springs

Sewerage: Septic Tank

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

External Front

Gated access to large private driveway, pathway leading to entrance, external power, gated access to further gardens;



External Front (Additional)



Entrance/Hallway

Part glazed composite door leading to entrance;



Lounge

5.31m x 4.30m (17'5" x 14'1")

Double glazed windows to front and side aspect, stairs to first floor, electric storage heater, wood burning fire with feature surround, beams to ceiling;



Lounge (Additional)



Bedroom Three/Study

3.86m x 1.65m (12'7" x 5'4")

Double glazed window to side aspect, electric storage heater;

Reception Room Two

4.24m x 3.58m (13'10" x 11'8")

Double glazed window to rear aspect, electric storage heater, beams to ceiling;



Kitchen

5.24m x 2.86m (17'2" x 9'4")

A range of wall, base & display units with contrasting work surfaces, composite sink with mixer tap over, plumbing for washing machine, oil fired Aga cooker, tiled splashbacks, tiled flooring, built in storage, double glazed window to rear aspect;



Kitchen (Additional)



Inner Hallway

Built in storage, electric storage heater, loft access;



Bathroom

2.49m x 1.70m (8'2" x 5'6")

A white suite consisting of bath, shower cubicle, pedestal wash hand basin, part tiled walls, tiled flooring, recess lighting, double glazed window to rear aspect;



Bathroom (Additional)



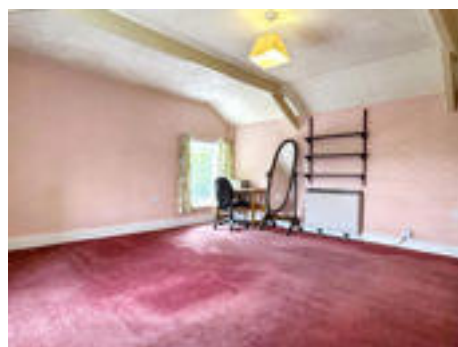
Bedroom One

4.37m x 4.26m (14'4" x 13'11")

Double glazed window to side & rear aspect, electric storage heater, built in storage;



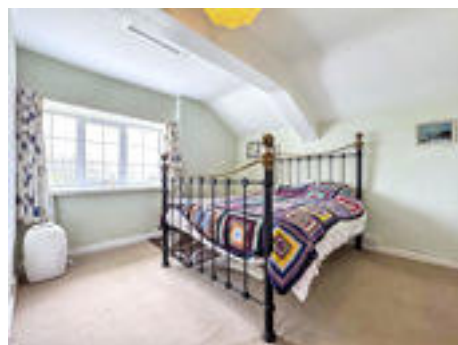
Bedroom One (Additional)



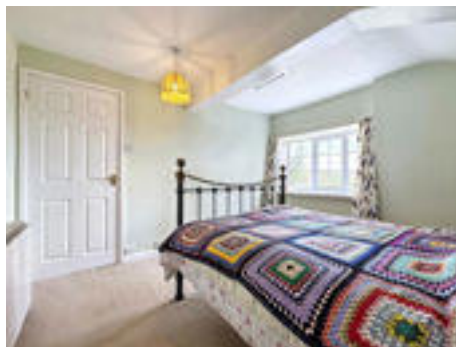
Bedroom Two

3.37m x 3.05m (11'0" x 10'0")

Double glazed window to rear aspect, electric storage heater;



Bedroom Two (Additional)



Shower Room

2.27m x 1.11m (7'5" x 3'7")

A suite consisting of shower cubicle, pedestal wash hand basin, W/C, part tiled walls, vinyl flooring, chrome towel electric radiator, extractor;



External

Private gardens with wooden outbuilding/summer house, low maintenance rear garden with raised beds, grazing land extending to approx 4.5 acres;



External (Additional)

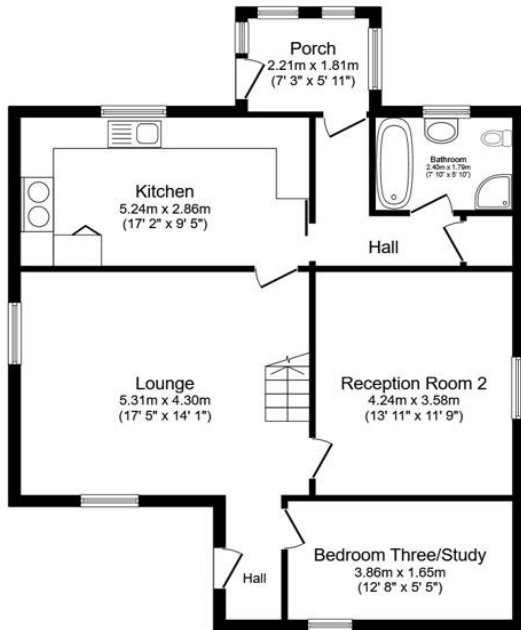


External (Additional)



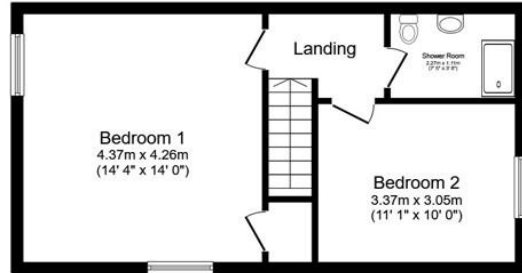
External Rear (Additional)





Ground Floor

Floor area 81.4 sq.m. (876 sq.ft.)



First Floor

Floor area 42.6 sq.m. (459 sq.ft.)

Total floor area: 124.0 sq.m. (1,335 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

Allenheads, Hexham, Northumberland, NE47 9JL

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

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