



To buy

## 4 bed detached house to buy in

Allendale, Allendale, Hexham,  
Northumberland, NE47 9AW

# £450,000

 x 4  x 2  x 2

Tenure

**Freehold**

Garage parking

## Property features

- ✓ Stone-Built Detached Family Home
- ✓ Stunning Views of Open
- ✓ Two Reception Rooms
- ✓ Kitchen/Breakfast Room
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: C
- ✓ Heating supply: Oil

## Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

This attractive, stone-built, detached, four double bedroom, family home is set just above Allendale with truly delightful panoramic views.

The property is offered in very good order throughout and has been tastefully modernised to maintain its character. The accommodation is offered with the benefits of oil-fired central heating and double glazing, and comprises: Entrance Hall, Cloakroom, Lounge, Dining Room, Conservatory, Kitchen/Breakfast Room, Utility Room, Four Double Bedrooms with En-Suite off the Master Bedroom, Large Family Bathroom,, Large Detached Garage/Workshop, Brick Outbuildings, Garden with Amazing Views. The property comes with unlimited fibre broadband.

Low Green Dyke is in an attractive location with views across the Allen Valleys. If you are heading through Catton towards Allendale you take the right hand turn, just after Allen View, signposted towards Carrshield and Nenthead. At the end of the road you come to a 5 way junction, take the second junction from the left signposted to Carrshield and Nenthead. Follow this up the hill for approx 1 mile and you will see a turning to the left signposted to Acton - take this turning. Low Green Dyke is approximately half a mile up on your left, when you go down the track take the left hand fork and the house is at the foot of the track.

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, which was recently named the Happiest Place To Live in the UK.

An early viewing is highly recommended to fully appreciate the size and location of this attractive family home. Please call our Hexham team for further information and your appointment to view.

Council Tax Band: E

Tenure: Freehold

Price: Offers in the region of £450,000

Property Type: Detached House

Parking: Garage

Heating: Oil

## Information

The property falls within Northumberland Council Tax Band E. The property has mains electricity. The water comes from a private supply and the drainage is via a septic tank.

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## Detached Stone-Built Double Garage/Workshop

8.42m x 5.59m (27'7" x 18'4")

The garage is beside the house and has a door to the rear giving access to the garden. There is water, light and power in the garage as well as a low level wc. There is a large loft area above that is ideal for storage and possibly an office space. The entrance to the garage has everything in place to connect up to power, but this has not been done.

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## External

The property is set down a stone track, with an electric controlled, with fob, five bar gate and parking for a number of vehicles, leading to the detached stone-built garage. The garden to the rear is enclosed and has fantastic views across open countryside. Although it is mainly laid to lawn there are flower beds and kitchen garden beds, as well as a stone flagged sun terrace. There is a stone block of three small storage outhouses to the front.

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## Bathroom/WC

3.32m x 3.17m (10'10" x 10'4")

Double glazed window to the side, radiator, deep bath with jacuzzi and shower above, bidet and low level wc.

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## Bedroom 4

3.66m x 2.87m (12'0" x 9'4")

Double glazed window to the side, radiator, pedestal wash hand basin.

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## Bedroom 3 - Maximum measurements

3.67m x 2.73m (12'0" x 8'11")

Double glazed window to the front, radiator, pedestal wash hand basin.

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## Bedroom 2

4.44m x 3.36m (14'6" x 11'0")

Double glazed window to the rear, radiator, pedestal wash hand basin.

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## En-Suite

1.87m x 1.76m (6'1" x 5'9")

Radiator, shower cubicle with power shower and radio, tiled flooring, pedestal wash hand basin, low level wc.

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## Bedroom 1

5.59m x 3.36m (18'4" x 11'0")

Double glazed window to the radiator, attractive feature stone fireplace, hatch to the loft, door to the en-suite.

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## First Floor Landing

## Utility Room

2.84m x 2.50m (9'3" x 8'2")

Double glazed window to the side, tiled flooring, stainless steel sink with mixer taps and drainer, tiled surrounds, plumbing for automatic washing machine, wooden door.

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## Conservatory

5.80m x 2.96m (19'0" x 9'8")

Double glazed windows to three sides, stone flooring, double glazed French doors.

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## Lounge

5.57m x 4.38m (18'3" x 14'4")

Double glazed window to the rear, radiator, inglenook fireplace with inset multi-fuel stove and brick and stove hearth, exposed beamed ceiling, door to the conservatory.

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## Dining Room

4.44m x 4.44m (14'6" x 14'6")

Double glazed windows to two sides, radiator, wall mounted video effect electric fire, stairs to the first floor.

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## Kitchen/Breakfast Room

5.53m x 2.70m (18'1" x 8'10")

Double glazed windows to the front, radiator, tiled flooring, range of fitted wall and base units, single drainer enamel sink unit with twin bowls and mixer taps, tiled surrounds, Rangemaster Toledo range with 6 plate ceramic hob, extractor hood, integrated dishwasher, deep walk-in pantry.

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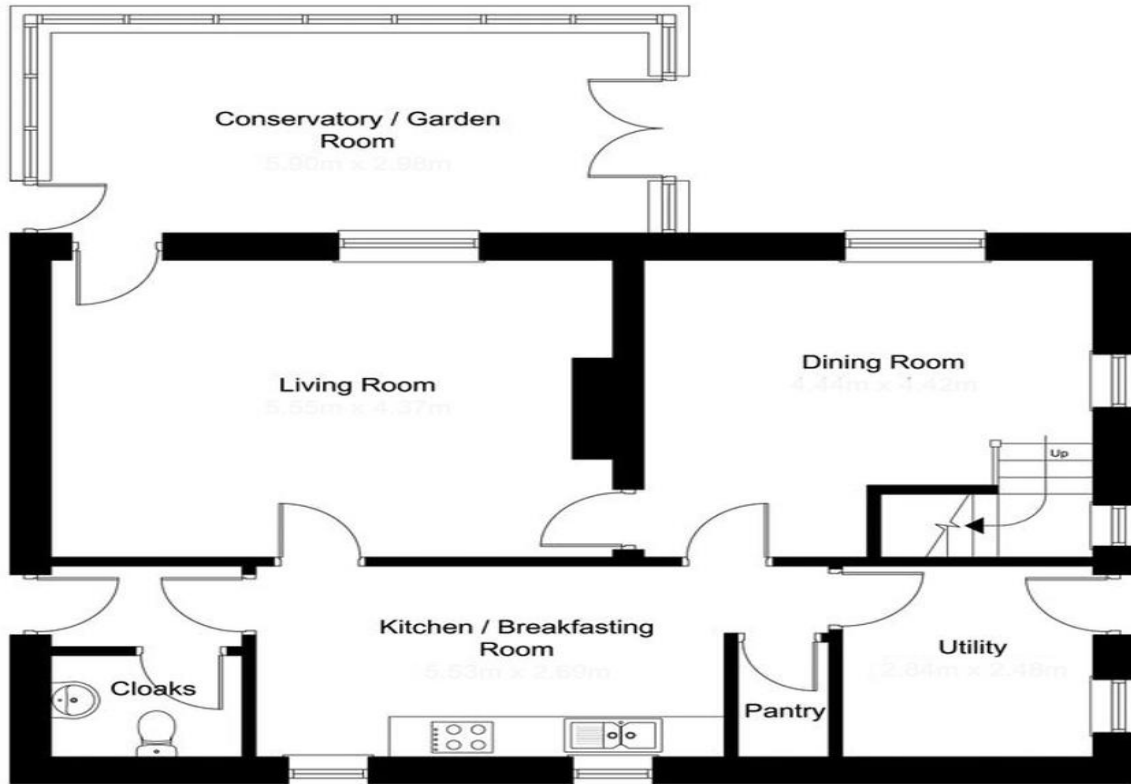
## Cloakroom

Wash hand basin, tiled floor, low level wc.

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## Entrance Hall

Wooden front door, tiled floor.



Ground floor

For illustrative purposes only. Not to scale.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			94
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Allendale, Allendale, Hexham, Northumberland, NE47 9AW

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

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