



3 bed semi-detached house to buy in NE47

Fell View Cottage, Carrshield, Hexham, Northumberland, NE47 8AA

£270,000

 x 3  x 2  x 1

Tenure

Freehold

Allocated parking

Property features

- ✓ Elevated Position with Stunning Rural Views
- ✓ Period Stone Built Property
- ✓ Tastefully Modernised To Complement Its Period Feature
- ✓ Stunning Rural Setting In The North Pennines
- ✓ EPC Rating E

Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: E
- ✓ Heating supply: Oil
- ✓ Water supply: Direct mains water

Arrange a viewing

Lucy Sage
Branch Manager
Hexham

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Keith Pattinson Estate Agents are delighted to bring to the market this exceptional three-bedroom, semi-detached stone-built cottage, quietly tucked away along a bridle path in the heart of Carrshield, near Hexham. Situated within an Area of Outstanding Natural Beauty, the property enjoys breath taking open countryside views.

Originally restored to its natural stone and sympathetically extended approximately 22 years ago, this charming freehold cottage offers spacious and characterful accommodation arranged over three floors.

Set within approximately 0.25 acres, the established gardens extend across three gently terraced levels. They include a seating area, , a polytunnel, and a lower section currently used for small livestock. The grounds gently fall away towards the River West Allen.

The accommodation begins with a welcoming country-style dining kitchen, fitted with solid wood units and complementary worktops. An electric AGA, freestanding oven, and dishwasher create a practical yet characterful heart of the home.

From here, the sitting room provides a warm and inviting retreat, centred around a striking stone fireplace with log-burning stove and Clearview stove, while exposed ceiling beams reflect the cottage's heritage and charm.

A second reception hall leads to one of the three double bedrooms, complete with its own en-suite shower room.

To the lower ground floor, there is a further double bedroom; currently used as a study, along with a separate utility room and a WC. This level also benefits from direct access to a patio area.

Stairs from the main sitting room rise to the first floor, where the third double bedroom and a generous three-piece family bathroom are located.

The property benefits from an oil combi boiler, modern double glazing, and a septic tank located within the grounds.

Altogether, Fell View Cottage represents a rare opportunity to acquire a beautifully restored and characterful home in an idyllic Northumberland setting, perfect for those seeking tranquil countryside living without compromising on modern comfort.

EPC RATING BEING REVIEWED.

Council Tax Band: B

Tenure: Freehold

Price: £270,000

Property Type: Semi-detached house

Parking: Allocated

Construction materials: Stone built

Roofing type: Slate tiles

Heating: Oil

Water: Direct mains water

Sewerage: Septic Tank

Air conditioning: No

External



Living Room

4.41m x 5.71m (14'5" x 18'8")



Kitchen

4.21m x 4.46m (13'9" x 14'7")



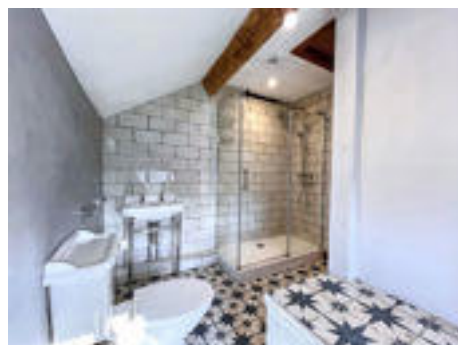
Master Bedroom

4.41m x 2.19m (14'5" x 7'2")



Family Bathroom

2.53m x 2.71m (8'3" x 8'10")



Second Bedroom

2.98m x 3.64m (9'9" x 11'11")



En-suite

2.64m x 1.20m (8'7" x 3'11")



Study / Third Bedroom

3.97m x 3.45m (13'0" x 11'3")



Utility

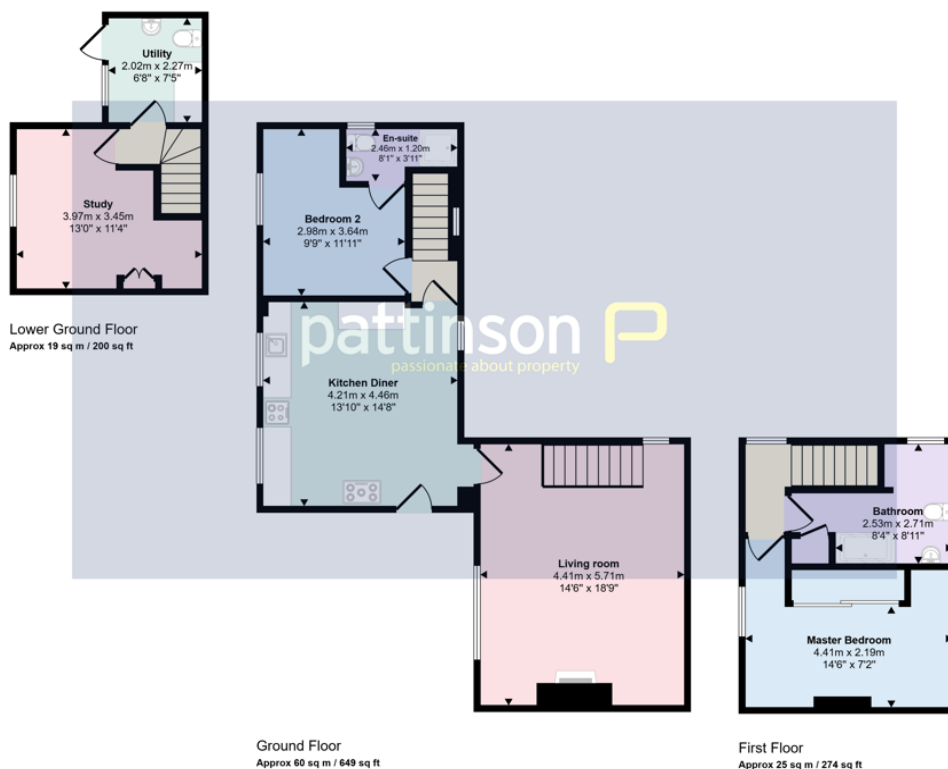
2.02m x 2.27m (6'7" x 7'5")



Bottom Garden



Approx Gross Internal Area
104 sq m / 1123 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Fell View Cottage, Carrshield, Hexham, Northumberland, NE47 8AA

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

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