



- 3/4 Bedrooms
- Two Bath / Shower Rooms
- Front and Rear Garden
- Council Tax Band E / EPC Rating D

- Village Location
- Two Reception Rooms
- Driveway

- Lots of Character
- Kitchen/Breakfast Room
- Great Potential



An impressive three/four bedroom semi-detached family home with many period features and a mature, tiered rear garden. This charming cottage is ideally located in the pleasant village of Heddon-on-the-Wall within the picturesque Tyne Valley, the property enjoys magnificent views across the Tyne Valley from the front.

The deceptively spacious accommodation comprises: to the ground floor is a welcoming Reception Hall leading to the Lounge with a feature fireplace and beams to the ceiling. This leads to the kitchen fitted with a range of base and wall-mounted units with complimenting work surfaces, sink unit, range cooker with an integrated electric double oven, breakfasting bar, a space for the fridge freezer, as well as access to another reception, the spacious dining room with window to front and door to hall. The inner hall has laundry cupboard and door to Study/Snug or Ground Floor Bedroom 4.

To the first floor are Two double Bedrooms and One single Bedroom. The Family Bathroom is fitted with a bath, wash basin and W.C. Additionally, there is a three-piece shower room with walk-in shower, wash basin and W.C.

Externally, to the front is a driveway for two vehicles with access to the attached garage and a gated mature lawn and shrubbery area, while to the rear, steps up to a lovely private tiered garden with a mature lawn and shrubbery. The location is well-placed for local amenities, transport and commuter links, and the airport is likely to appeal to various potential purchasers.

#### Entrance Hall

Reception 1 12'10 x 11'2 (3.91m x 3.40m)

Reception 2 11'10 x 11'6 (3.61m x 3.51m)

Study/Snug or Bed 4 15'9 x 7'10 (4.80m x 2.39m)

Kitchen 14'1 x 11'6 (4.29m x 3.51m)

#### First Floor Landing

Bedroom 1 15'1 x 12'10 (4.60m x 3.91m)

Bedroom 2 13'5 x 11'2 (4.09m x 3.40m)

Bedroom 3 11'6 x 7'10 (3.51m x 2.39m)

Bathroom 7'3 x 6'3 (2.21m x 1.91m)

Shower Room 11'2 x 6'3 (3.40m x 1.91m)







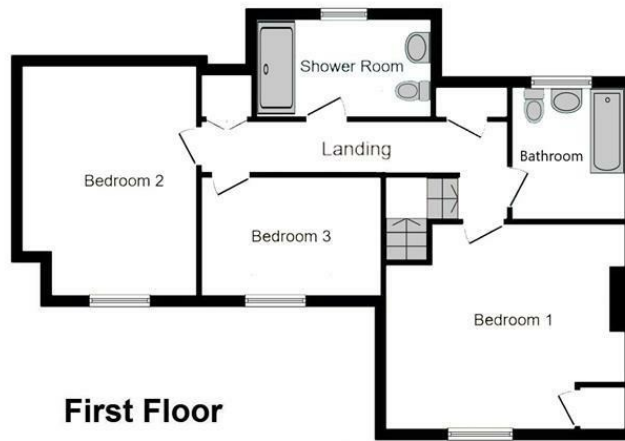
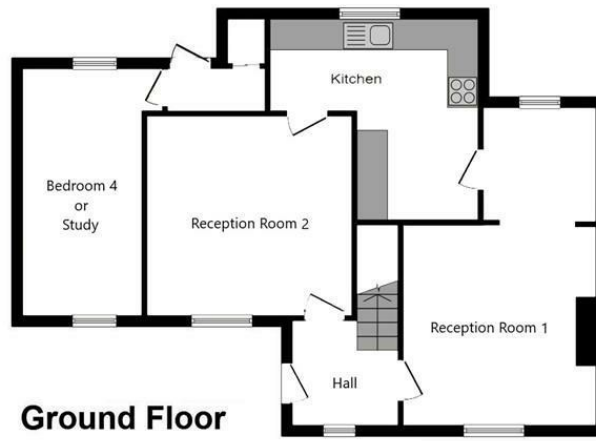
Energy Performance: Current D Potential C

Council Tax Band: E

Distance from School:

Distance from Metro:

Distance from Village Centre:



These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.