

SIGNATURE

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📍 , Hexham NE47 8AA

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£399,000

Signature North East are delighted to welcome to the sales market a rare opportunity to acquire this renovated Georgian stone built, Grade II listed cottage, set in Carrshield, Hexham. Constructed in the early 1800's, this property is beautifully presented and has an abundance of traditional features, boasting charm and character, blended with modern touches which perfectly compliment the home as well as displaying stunning panoramic views over the wonderful Northumberland landscape. The local village of Allendale is nearby with a community shop and post office, as well as other useful amenities. A short drive away is the town of Hexham, which provides several supermarkets, a good range of shops, eateries and schooling for all ages.

Upon entry to the lower ground floor of the home you are welcomed in to the boot room which gives access to the ground floor reception room. The reception room provides access to the principal rooms, staircase and cellar, as well as showcasing original stone flooring, bookcase shelving and a feature coal burner. The boot room, entrance hallway and bathroom all benefit from underfloor heating.

Leading in to the recently extended kitchen/diner, this amazing space showcases French 8" oak flooring, exposed brick walls, ceiling structural beams and is flooded with natural light from the large windows and French doors, creating a light and airy atmosphere. The kitchen adds a splash of colour to the room via the vibrant blue, handmade units paired with white marble worktops and also benefits from integrated appliances such as a Belfast sink, Bosch dishwasher, AGA Mercury double oven with LPG hob and framed LG American style fridge/freezer with oak matching trim and open shelving.

Finishing this floor is the three-piece family bathroom, a tranquil space with sleek grey tiles, exposed brick wall, floating w.c, sink and a freestanding roll top bath which has been perfectly positioned to enjoy the incredible views of the fells allowing for a luxurious and relaxing setting.

Leading up to the upper ground floor which is at street level to the front of the home, is a small landing area giving access to the living room and one out of the four bedrooms. The main living room features neutral decor, built in bookcases, traditional ornate fire surround, and two large, single glazed, Georgian sash fixed windows which fill the room with natural light.

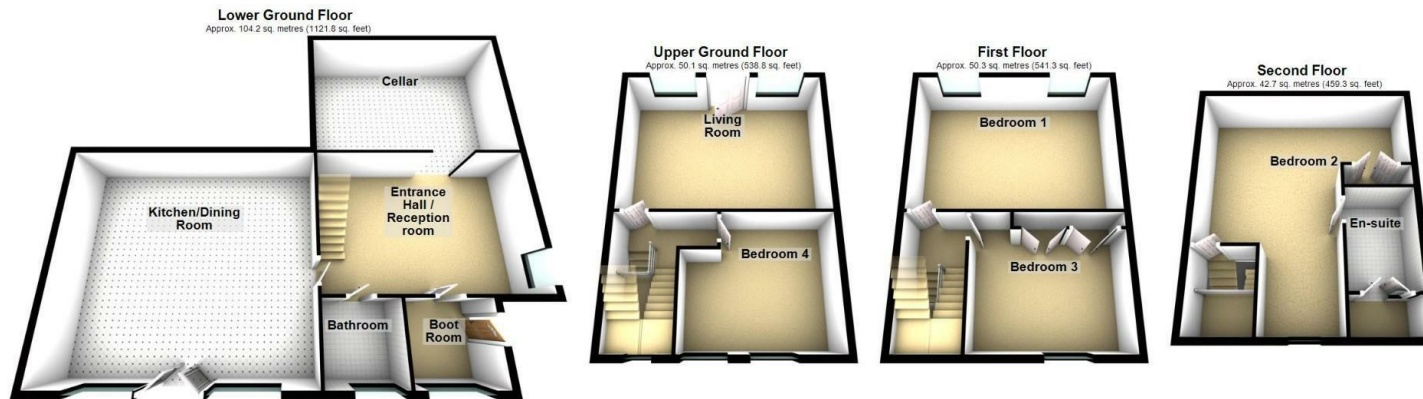
Up to the first floor are two additional bedrooms. The master bedroom to the front of the home benefits from two large Georgian sash fixed windows, exposed brick wall and an abundance of space for desired furnishings. The second bedroom also features exposed natural stone walls as well as built in storage space. This room offers versatility to be used as a home office/study if desired.

Up to the second-floor is the final bedroom, offering lots of space for desired furnishings, built in storage space, exposed beams and natural stone walls, as well as a three piece en-suite fitted with walk in shower, floating w.c and sink as well as a storage cupboard.

PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.



PROPERTY FLOORPLAN



Total area: approx. 247.2 sq. metres (2661.2 sq. feet)
 Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.
 Plan produced using FloorPlan.

Measurements:

Entrance Hall
 19'11" x 11'11"

Living Room
 19'11" x 14'7"

Kitchen / Dining Room
 23'3" x 20'10"

Utility Room / Storage
 19'11" x 13'11"

Bedroom One
 20'1" x 14'7"

Bedroom Two
 22'11" x 19'11"

En Suite
 9'4" x 6'7"

Bedroom Three
 13'10" x 12'0"

Bedroom Four
 13'9" x 12'0"

Bathroom
 6'11" x 6'8"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		43
(21-38) F		
(1-20) G	5	
Not energy efficient - higher running costs		

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