



School House, Ninebanks, NE47

Offers Over: £265,000

A rare opportunity to acquire this charming Grade II* listed stone-built semi-detached family home, set within a picturesque rural location and offering a harmonious blend of period character and modern comfort. Thoughtfully arranged over two floors, the property provides well-proportioned accommodation including a generous kitchen/diner, spacious living room with woodburning stove, and three bedrooms—one with en-suite facilities. Situated in the heart of the North Pennines Area of Outstanding Natural Beauty, Ninebanks is a small and picturesque village in south-west Northumberland, approximately 8 miles north-east of Alston and within easy reach of Hexham.



Entrance Porch - 1.9m x 1.14m (6'2" x 3'8")

Entering through the main front door, the porch offers a bright and practical welcome to the home. Featuring half-height stone-built walls and glazed windows to two sides, the space enjoys an abundance of natural light. Tiled flooring provides a durable and low-maintenance finish, ideal for everyday use.



Hallway

Upon entering the property, the hallway presents a well-proportioned and welcoming space, finished with wood flooring. A carpeted staircase rises to the first floor, while internal doors provide access to both the living room and kitchen. This central area serves as a functional hub, offering a seamless flow through the ground floor.



Kitchen/Diner - 5.09m x 5.77m (16'8" x 18'11")

A generously proportioned kitchen/dining area, thoughtfully designed to combine traditional charm with modern convenience. Fitted with an extensive range of wall and base units in a classic style, the space offers ample storage and worktop surfaces. Glazed windows to two aspects provide excellent natural light, enhancing the sense of space. A central island adds both functionality and a focal point for informal gatherings, while there is provision for a range-style oven and plumbing for a washing machine or dishwasher. The stainless steel sink unit, complete with mixer tap and drainer, is set beneath a tiled splashback.

Living Room - 4.52m x 5.79m (14'9" x 18'11")

A spacious and comfortable reception room, featuring a central fireplace with woodburning stove that serves as an attractive focal point. Glazed windows to two aspects allow for excellent natural light, while two single panel central heating radiators ensure warmth throughout. The room is finished with carpet flooring.



Utility Room - 2.36m x 2.97m (7'8" x 9'8")

A functional space offering scope for further development, the utility room is currently presented in a stripped-back condition. It benefits from existing electrical connections and a glazed window providing natural light. A door offers direct access to the exterior, making it a practical area for laundry / storage.



Landing

The first-floor landing provides access to the three double bedrooms and the family bathroom. A glazed window allows for natural light, with a single central heating radiator.

Bedroom One - 5.06m x 3.49m (16'7" x 11'5")

A well-proportioned principal bedroom featuring a large glazed dormer window that provides generous natural light and a pleasant outlook. The room includes a traditional fireplace, adding character and charm, alongside a built-in overstairs storage cupboard for convenience. A double central heating radiator, and the space is finished with carpet flooring. The master bedroom benefits from direct access to a private en-suite shower room.





Ensuite - 1.91m x 2.36m (6'3" x 7'8")

Serving the master bedroom, the en-suite comprises a shower cubicle with electric shower, pedestal wash hand basin with tiled splashback, and a low-level WC.

Bedroom Two - 4.52m x 3.49m (14'9" x 11'5")

A spacious double bedroom featuring a glazed dormer window that offers natural light and a pleasant aspect. The room includes a traditional fireplace, adding character, and benefits from two double central heating radiators for enhanced comfort. Carpet flooring provides the finish.



Bedroom Three - 3.55m x 2.39m (11'7" x 7'10")

A double bedroom, accommodating a standard double bed. The space features a glazed dormer window, single central heating radiator, and carpet flooring.

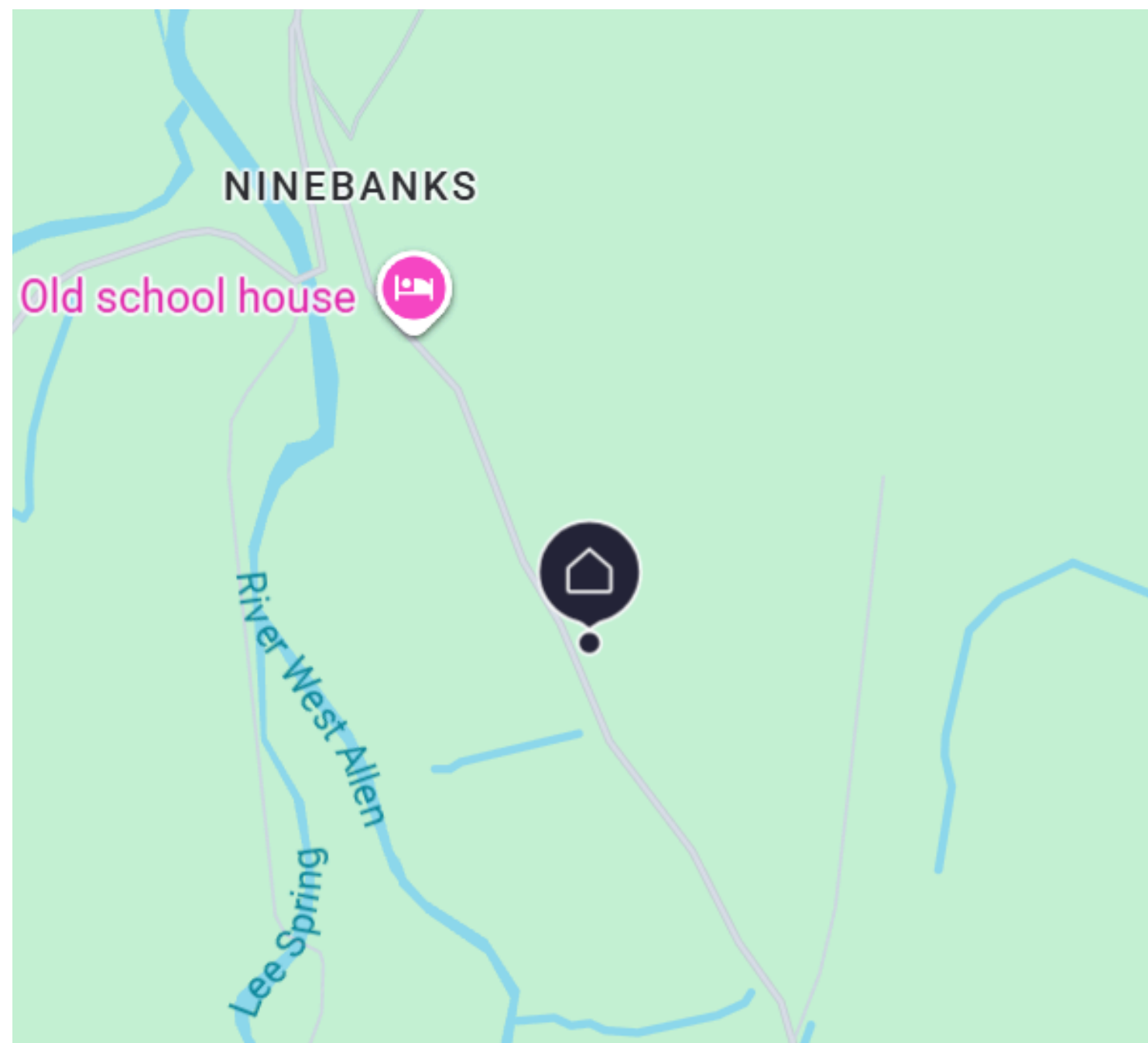
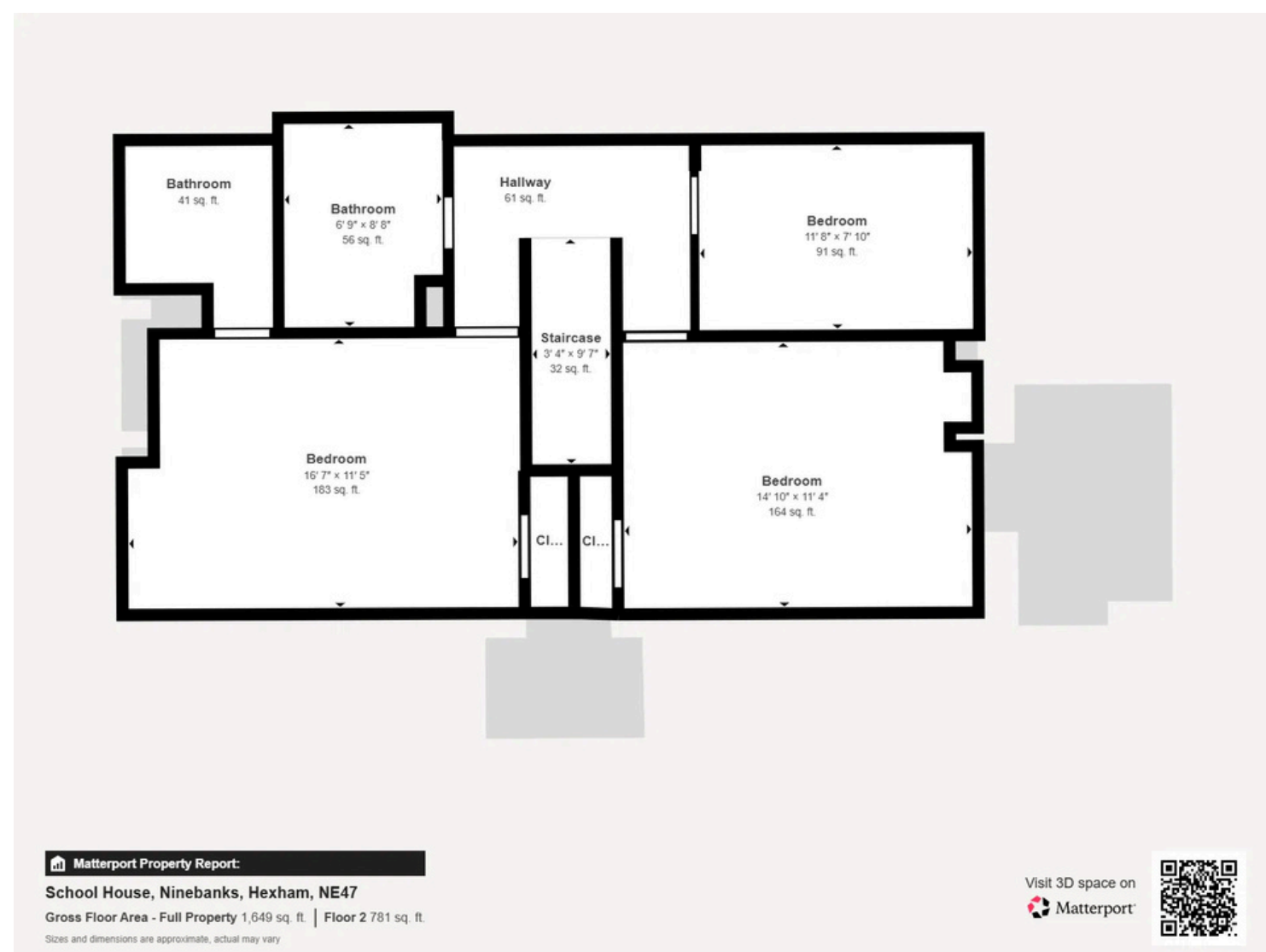
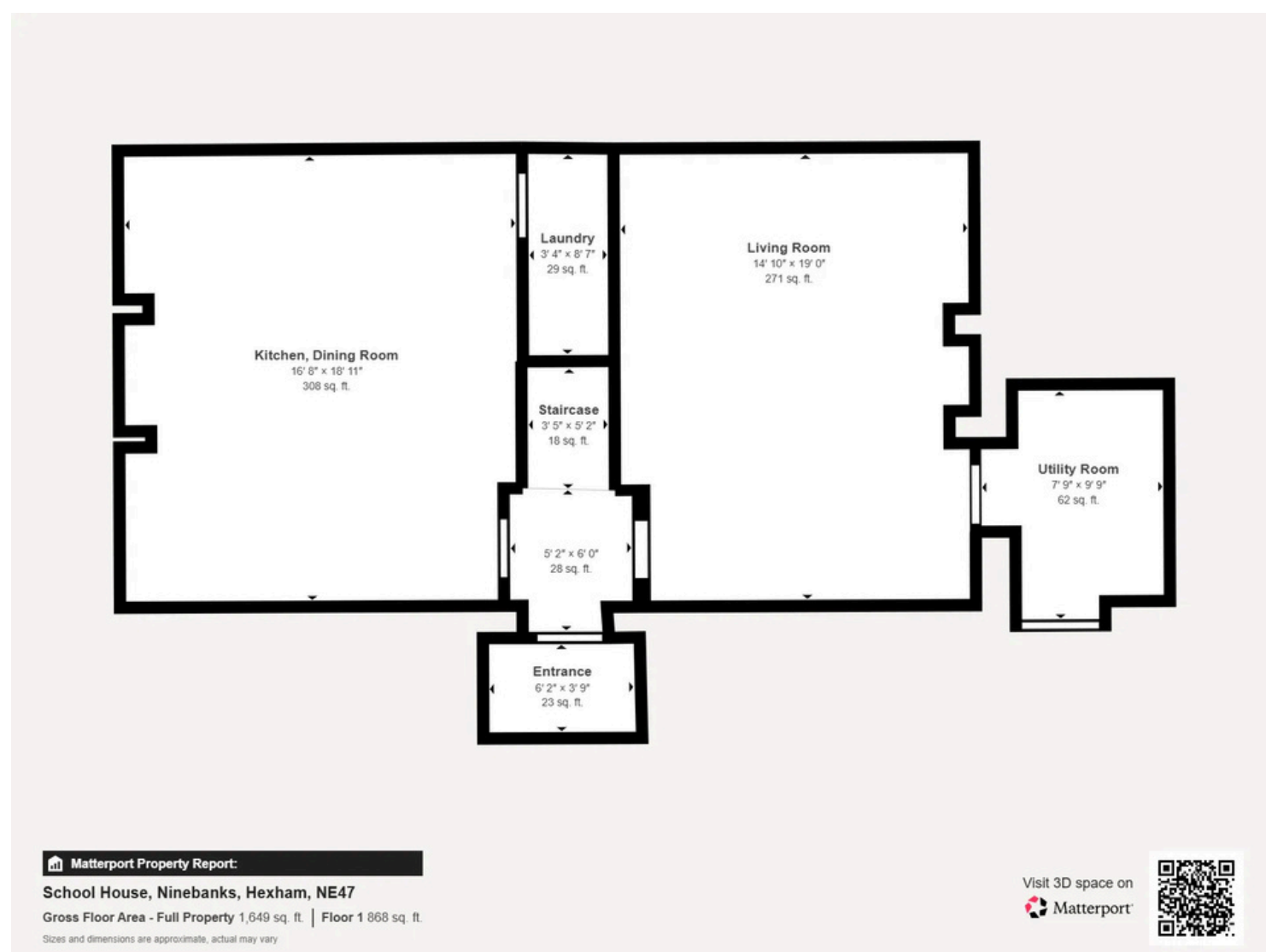
Bathroom - 2.05m x 2.64m (6'8" x 8'7")

The family bathroom is fitted with a low-level WC, pedestal wash hand basin, and a panelled bathtub with tiled splashback surround. A glazed dormer window provides natural light, with a double central heating radiator.



External

The property enjoys an elevated west-facing terrace, offering picturesque views across open rural surroundings - an ideal setting for outdoor relaxation and entertaining. A single car garage provides secure parking and storage, complemented by additional off-street parking.



Prospective buyers should review the following details before making any purchase decisions. Broadband speed for the area can be determined by entering the postcode into the Broadband Speed Checker (“UK’s No. 1 Broadband Speed Test”). Mobile network coverage can be verified through the Ofcom website. These particulars are intended to offer a fair representation of the property; however, accuracy cannot be guaranteed, and they do not constitute a contractual offer. Buyers should conduct their own inspection of the property. None of the listed appliances or services have been tested by us, and we advise purchasers to seek a qualified professional to assess them before making any legal commitments.