



Hillcroft Cottage Sourmilk Hill Lane, Gateshead, NE9 5RU

£435,000

Located within the charming Sourmilk Hill Lane, Hillcroft Cottage is a stunning stone-built detached house that presents a fantastic opportunity for those seeking a unique family home. Situated in a conservation area, this property offers not only a picturesque setting but also spectacular views that will take your breath away. As you approach the property, you are greeted by a spacious driveway that provides ample parking for the whole family, ensuring convenience and ease. Stepping inside, you'll find exceptionally spacious accommodation adorned with Karndean flooring in the hallway, adding a touch of elegance to the space. The gorgeous dining kitchen is a standout feature, boasting a cooker set within an inglenook and a built-in pantry, perfect for culinary enthusiasts. The living room exudes warmth and character with its own inglenook and a multi-fuel burning stove, creating a cosy ambiance for relaxing evenings. Additionally, a utility room and ground floor shower room add to the convenience of daily living. Upstairs, three double bedrooms await, with the main bedroom featuring an en-suite for added privacy and comfort. A family bathroom completes the first floor, offering functionality and style in equal measure. Outside, the property boasts superb gardens and various patio areas, providing ample space for outdoor enjoyment and entertaining. This unique family home is a rare find, offering a blend of character, charm, and modern amenities that cater to the needs of a discerning buyer. Don't miss the chance to make Hillcroft Cottage your own and experience the best of countryside living in style.

FRONT ENTRANCE PORCH
6'10" x 5'10" (2.09m x 1.78m)



INTERNAL HALLWAY



ENTRANCE HALLWAY



UTILITY ROOM
10'5" x 4'10" (3.19m x 1.49m)



LIVING ROOM
18'2" x 17'7" (5.54m x 5.37m)



DINING KITCHEN
15'10" x 12'7" (4.85m x 3.86m)



CONSERVATORY
13'6" x 10'3" (4.12m x 3.14m)



SHOWER ROOM
7'0" x 6'1" (2.15m x 1.86m)



FIRST FLOOR LANDING

FAMILY BATHROOM

8'11" x 7'10" (2.74m x 2.40m)



BEDROOM THREE

12'8" x 9'11" extd to 14'7" (3.88m x 3.04m extd to 4.45m)



MAIN BEDROOM

15'5" x 13'11" (4.70m x 4.26m)

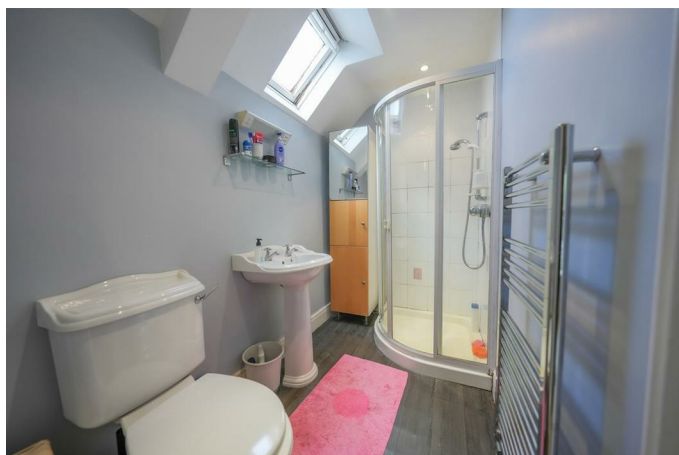


EXTERNAL



EN-SUITE

8'0" x 4'8" (2.45m x 1.44m)



Property disclaimer

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

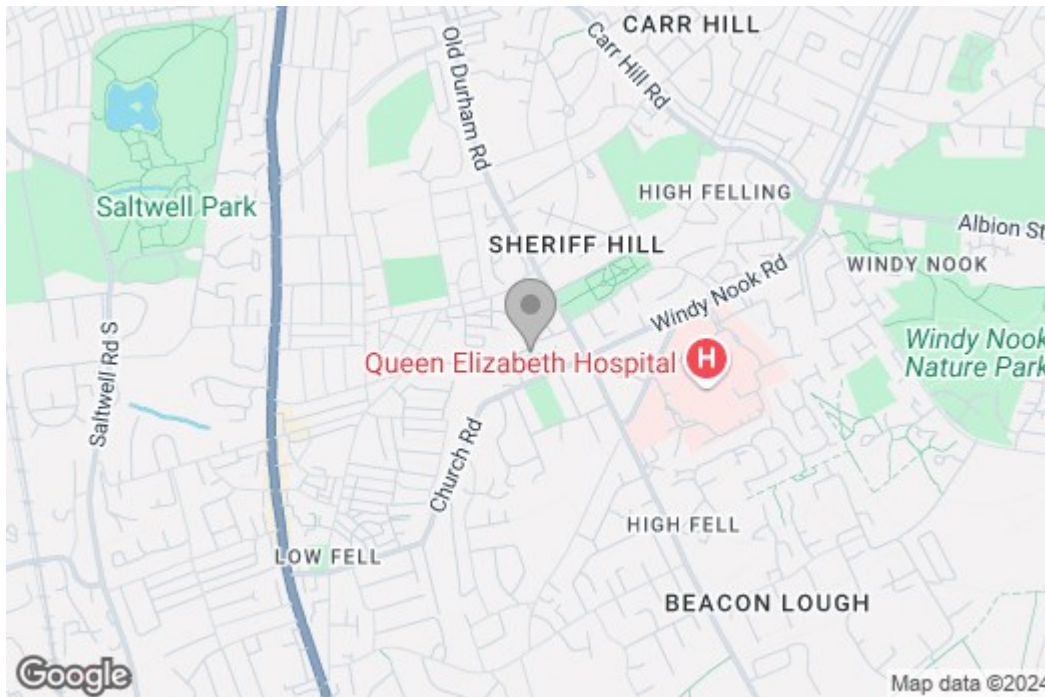
BEDROOM TWO

14'5" x 12'7" (4.41m x 3.86m)

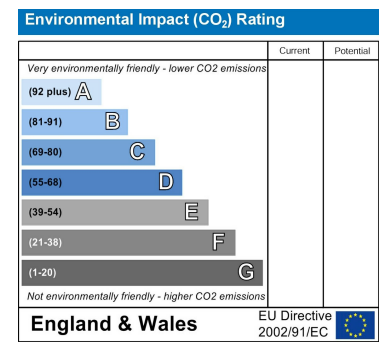
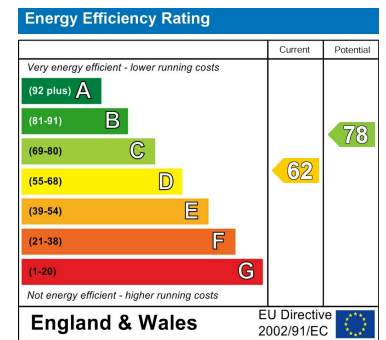


Floor Plan

Area Map



Energy Efficiency Graph



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