



Cara Cottage, Hall Yards Farm
Mickley, Stocksfield, NE43 7LR

Cara Cottage

Hall Yards Farm

Mickley

Stocksfield

NE43 7LR

This beautifully presented flexible 3 bedroom family home offers spacious living accommodation that includes the recent addition of the 1/2 bedroom annex, surrounded by circa 1.2 acres of grounds and grazing paddocks fit for horses.

- Three bedrooms
- 1-2 bedroom annex
- Circa 1.2 acres of land
- Timber stable block
- Timber outbuildings
- Stone built
- Convenient semi rural location
- Energy efficiency rating C

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Youngs Hexham 01434 608980



DESCRIPTION

The front door opens into the spacious entrance hallway with stairs to the first floor. The lounge enjoys a wood burning stove and patio doors leading out to the front of the property. The spacious kitchen diner is fitted with a range of wall and base high gloss units with complimentary work surfaces incorporating an induction hob and eye level double oven, with ample dining space and a door leading out to the garden. There is also a utility room with plumbing for a washing machine, and space for a dryer. The ground floor bathroom has a modern 4 piece bathroom suite comprising a shower cubicle, bath with tiled surrounds, WC and vanity sink unit, with tiled floor and partially tiled walls. The final room on the ground floor level is a versatile double bedroom which could be utilised as another reception room if required. On the first floor there are two generously double bedrooms both with En-Suite shower rooms that comprise; shower cubicle, WC, wash hand basins, tiled floors, and partially tiled walls. There is also a study/ 4th bedroom on this level which is an excellent addition but does have restricted head height. The annex is connected to the main property via a glazed hall into the kitchen area. The annex has an open plan living area comprising a fitted modern kitchen with wall and base units, stainless steel sink and drainer, integrated hob and oven, fridge freezer and dish washer. The living area is a bright and inviting space with picture windows to the front and a feature fireplace at the opposite end to the kitchen. From the living area a return staircase leads to the first floor that offers flexible space that

could be utilised as a bedroom. The ground floor bedroom is a generous double room alongside the bathroom which has a bath with shower over, WC and wash hand basin. Externally, the property has a private gravelled driveway leading down to the property, steading, and annex. The front garden of the main property has an enclosed lawn area with bedded borders whilst the main garden includes the driveway that opens into a gravelled parking area suitable for several vehicles. The main lawn itself runs the length of the driveway with the paddock beyond, where timber stable blocks suitable for horses include, a hay shed and timber outbuildings and garaging. The property is surrounded by circa 1.2 acres of grazing land.

LOCATION

Situated on the fringe of Mickley the property is ideally located with stunning rural views, whilst still remaining part of a village community. Mickley is a small hamlet situated south of the River Tyne near the more established village of Stocksfield which offers local shops, GP practise and garage, with and a full range of professional services, retail, and leisure facilities as well as major supermarkets available in the regional major town centre of Hexham 12 miles away. Stocksfield train station offers additional public transport links, for the commuter, rail services west to Carlisle and east to Newcastle Upon Tyne are regularly available in addition to the excellent road networks via the A68 and A69 dual carriageway

SERVICES

Mains electricity and water are connected. Drainage via a shared septic tank. Oil fired central heating to radiators also supplying the domestic hot water.

CHARGES

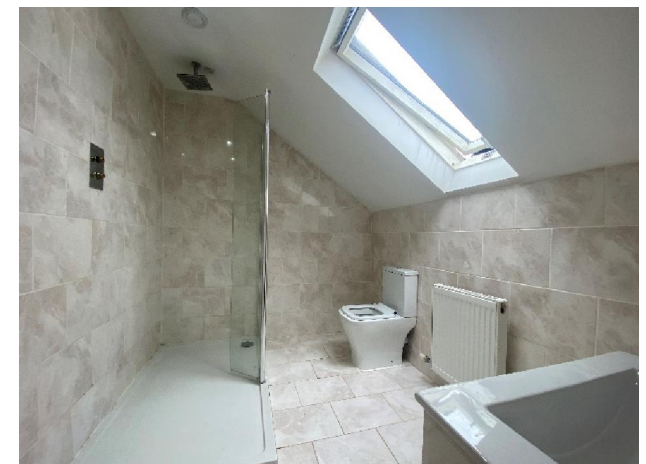
Northumberland County Council tax band F.

VIEWINGS

Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 608980.

FREE MARKET APPRAISAL

We would be pleased to provide professional, unbiased advice on the current value and marketing of your existing home.





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