



The Lodge

Stocksfield, Northumberland, NE43 7SB

youngsRPS 

The Lodge Stocksfield Northumberland NE43 7SB

Guide Price: £450,000

A charming and unique three-bedroom character property offering generous living and outdoor space. Set in the heart of the Tyne Valley countryside this property boasts huge potential with the opportunity to renovate the substantial basement into residential space.

- Detached character period property
- Set in a rural location
- Front and rear gardens
- Private driveway
- Three bedrooms
- Further development opportunity
- Extra land available by separate negotiation
- Energy efficiency rating F

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Hexham - 01434 608980

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DESCRIPTION

A charming and unique three-bedroom property offering generous living and outdoor space. Set in the heart of the Tyne Valley countryside this property boasts huge potential with the opportunity to renovate the substantial basement into residential space. The accommodation comprises porch with entrance hall leading through to a dining room with an open fire, a study at the rear with fireplace, family bathroom with shower over bath and stairs leading down to the basement rooms which is currently used for storage but offers a great amount of development potential. A spacious living room with beamed ceiling, inglenook fireplace with multi-fuel stove and sash windows overlooking the front garden leads to the kitchen at the rear of the property. The kitchen benefits from a variety of wall and floor units with an integrated single oven and electric hob. There is also space for a dishwasher and American style fridge freezer as well as a free-standing dresser. A good-sized utility room is accessed via steps from the kitchen with a sink unit as well as a door to the external car port. Stairs leading from the hallway take you up to the first floor where there are three double bedrooms, all including storage cupboards. The master bedroom benefits from a sink and bay window overlooking the rear garden.

EXTERNALLY

The property boasts extensive gardens, both front and rear with private access from the main road to a drive. A timber car port adjoins the east wall of the property. A door from the basement leads out to a covered patio and large garden laid to lawn with mature trees and bushes to the north and east and a stone wall incorporating a sheltered area that has been in that past utilised as a chicken house.

LOCATION

Wheelbirks lodge is located approximately 1.2 miles west of the village of Whittonstall with the village of Stocksfield 3 miles to the south, offering local stores a school and public transport. The major cities of Newcastle and Durham are approximately 20 and 18 miles away respectively. The property can be accessed via a private driveway which adjoins a farm track which in turn adjoins the B6309.

SERVICES

The cottage is serviced by mains electricity and water. There is an oil-fired central heating system and drainage is via a private septic tank.

CHARGES

Northumberland County Council tax band E

VIEWINGS

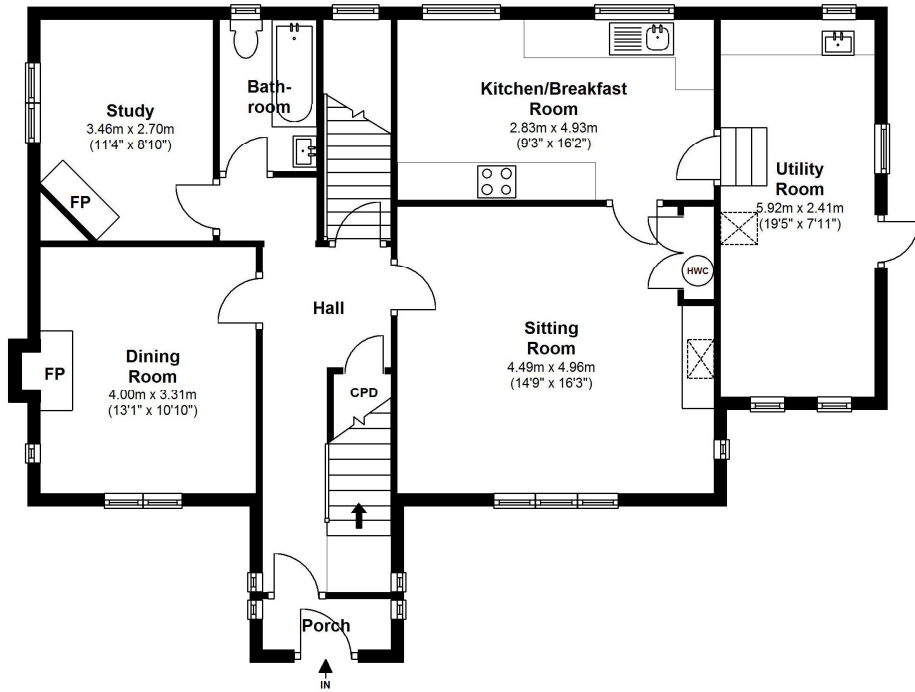
Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 608980.

FREE MARKET APPRAISAL

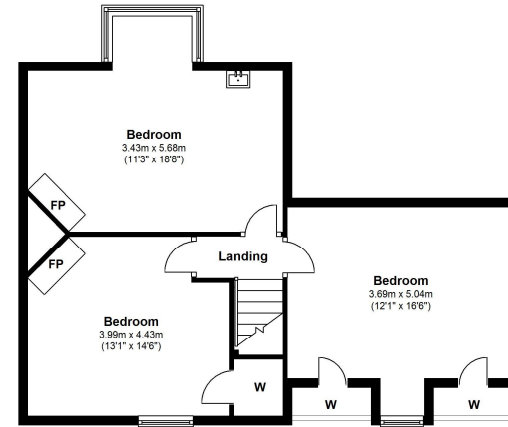
We would be pleased to provide professional, unbiased advice on the current value and marketing of your existing home.



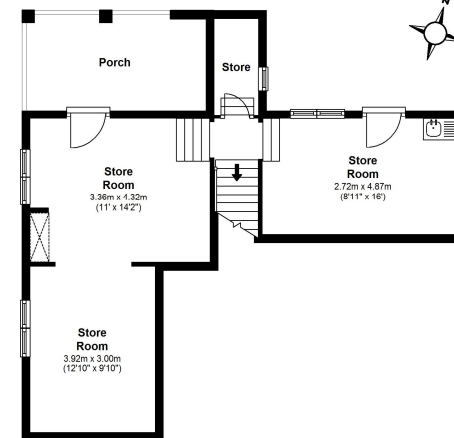
Ground Floor



First Floor



Garden Floor



IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

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