



## North Hay Leazes Allendale

- Detached Barn Conversion
- Three Bedrooms
- Gardens
- Stunning Countryside Views
- No Forward Chain

**Offers Over £ 350,000**



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# North Hay Leazes Allendale

Leazes Garth is a three bedroom detached barn conversion which has recently been fully renovated by the current owners creating a modern home whilst still retaining some of its traditional features.

The property is accessed via a cobble and stone track which leads to a gated driveway, providing parking for multiple cars.

To the ground floor there is a kitchen/dining/lounge area, separate lounge and WC/utility. To the first floor are three bedrooms (principal with en-suite) and family bathroom.

Externally, the property benefits from gardens to the front, side and rear with a well maintained lawn, raised mature beds with shrubs and undisturbed countryside views.

The village of Allendale is a few minutes away, providing access to local shops, cafes and public houses.

Offered for sale with no forward chain, the property must be viewed to appreciate the size and location on offer.

## Room Measurements:

Hall: 6'11 x 11'03 (2.11m x 3.43m)

Utility: 6'05 x 7'04 (1.96m x 2.24m)

Open Plan L-Shaped Kitchen / Diner / Living: Approx 22'9 x 15'7 (6.94m x 4.77m) max (13'08 x 15'11 (4.17m x 4.85m) plus 9'01 x 10'0 (2.77m x 3.05m) into alcove)

Lounge: 15'03 x 14'0 (4.65m x 4.27m)

Bedroom One: 12'02 x 12'05 (3.71m x 3.78m)

Bedroom Two: 10'05 x 14'0 (3.18 x 4.27m) into alcove

Bedroom Three: 8'01 x 9'06 (2.46m x 2.90m)

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Septic Tank

Heating: Wall Panel Heaters

Broadband: None

Mobile Signal Coverage Blackspot: No

Parking: Driveway Parking.

## MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

## TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND:** Currently rated as a holiday let but previously Band D

**EPC RATING:** E

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**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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