



Overburn Alston

- Stone Mid Terrace
- Four Bedrooms
- Generous Gardens
- Original Character Features
- Flexible Accommodation
- Detached Stone Outbuilding

Guide Price: **£ 225,000**

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Overburn, Alston

PROPERTY DESCRIPTION

Overburn is tucked away behind Alston's main street in a lovely elevated position. This amalgamation of two adjoining properties provides ample flexible space with options to reconfigure and modernise.

The property is laid out over three floors with the ground floor being entered into the lounge with character filled original inglenook fireplace and staircase to first floor. Through a doorway the kitchen is found with ample space for dining, fitted solid fuel burning Rayburn which can heat the water as well as provide cooking facilities. Beyond the kitchen is a good sized pantry/utility cupboard giving through access to the shower room.

Returning to the lounge and ascending the staircase you are greeted by a landing which gives direct access to both first floor bedrooms, both with good sized built in storage, a staircase to second floor and rear door to garden.

The second floor is split into two generous bedrooms which are accessed via two separate staircases – one from the landing and one from within bedroom 4. Both second floor bedrooms are reduced height and one has built in storage to the eaves giving almost a walk-in cupboard feel.

Externally, the property offers a south facing patio area to the front as well as generous tiered gardens to the rear accessed over an exciting 'drawbridge' offering the perfect space for the keen gardener with open views over the property and beyond to the Alston valleys. A useful detached stone outhouse is also included just over the road from the property.

Alston is known as the highest market town in England and offers a great combination of rural living with the convenience of all the amenities. Alston offers shops, healthcare, schooling, steam railway and a handful of real local pubs. Hartside Pass is not far away offering stunning views over the Eden Valley and Lake District. Alston also offers strong transport links to Hexham, Carlisle and Penrith.

INTERNAL DIMENSIONS

Lounge: 14'5 x 11'8 incl stairs, plus alcove (4.39m x 3.56m)

Kitchen: 13'1 into alcove x 10'11 (3.99m x 3.33m)

Utility: 4'0 x 3'5 (1.22m x 1.04m)

Shower Room: 9'0 x 3'2 (2.74m x 0.97m)

Bedroom 4: 11'4 x 9'1 plus alcove (3.45m x 2.77m)

Bedroom 3: 14'8 x 12'1 into cupboard (4.47m x 6.43m)

Bedroom 2: 14'8 into cupboard x 12'3 (reduced height) (4.47m x 3.73m)

Bedroom 1: 14'9 x 13'0 into alcove and stairs (reduced height) (4.5m x 3.96m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric Night Store/Rayburn

Broadband: Not Currently Connected

Mobile Signal / Coverage Blackspot: No

Parking: On Street

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.

AGENTS NOTE

We believe that this property is currently unregistered with HM Land Registry.

If you require any further information on this, please contact us.

RESTRICTIONS AND RIGHTS

This property is within a Conservation Area

TENURE

Leasehold. It is understood that this property is leasehold on an Alston Lease. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: Approx. 600 yrs remaining

Ground Rent: £0

Service Charge: £0

COUNCIL TAX BAND: B

EPC RATING: TBC

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Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

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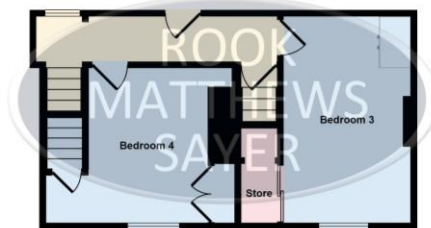
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Overburn, Alston



Ground Floor



First Floor



Second Floor

Denotes head height below 1.5m

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