



High Eals Tasset

- Detached Family Home
- Three Bedrooms
- Detached Outbuilding with Pre-Approval to convert
- Extensive Plot
- Rural Location with Open Views
- Large Driveway Parking

Offers in the Region of **£ 550,000**

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High Eals, Tasset

PROPERTY DESCRIPTION

Set in a generous rural plot sits High Eals, a traditional detached three bedroom family home with added detached outbuildings with outline planning approved to convert into a two bedroom dwelling. The property has original character features, extensive gardens and large driveway with parking for multiple vehicles.

The main property is entered via the front door into spacious entrance hallway with staircase directly ahead of you, doors to the left and right into the two main reception rooms and a storage cupboard beneath the staircase. The lounge to the left has a feature fireplace and windows to front and side elevations allowing plenty of natural light into the room whilst maintaining a cosy farmhouse feel. At the rear of the lounge is the dining room, originally the kitchen of the property with views over the rear and side gardens.

At the opposite end of the house you will find the main living room of the property with original large exposed stone inglenook fireplace and again windows to both front and side elevations bringing in natural light. The kitchen is accessed from the rear of the living room and is fitted with modern units, appliances and breakfast bar. The kitchen offers views to the side and rear of the property and gives onward access to the matching utility room with storage cupboard, integrated washing machine, work surfaces and double sink with drainer. The ground floor WC and back door of the property are found within the utility room also.

The stairs from the main reception hall bring us to a half landing where the stairs split to both the front and rear divisions of the property. The rear landing offers access to the principal bedroom and family bathroom, both light and generous spaces with views to the side and rear elevations respectively. The front landing gives access to storage cupboard, bedrooms two and three, again generous in size and with fitted storage above the stairs.

Externally you cannot fail to notice the size of the space on offer with this property, surrounded by traditional Northumbrian dry stone walling. The sweeping driveway offers views across the plot to both sides with lawned areas, mature beds with shrubs, plants and nature friendly sections. The back of the plot is currently used as a sheltered vegetable garden with poly tunnel and greenhouse. Views from all sides of the plot are open and rural giving a real sense of private and spacious countryside life.

The detached outbuildings are a very important feature to this property. Currently used as storage and workshop, the old 'Piggery' has been assessed by the planning office and given 'no objection in principle' to being converted into a two bedroom dwelling which would offer any buyer the ideal holiday let accommodation, again subject to full appropriate consents being granted.

This is a real gem and rarity in the region and we don't expect it to stay on the market for very long. Please call our branch in Hexham to arrange a viewing on 01434 601616.

INTERNAL DIMENSIONS

Lounge: 13'9 x 13'8 into alcove (4.19m x 4.17m)
Dining Room: 13'8 x 7'8 (4.17m x 2.34m)
Living Room: 13'10 x 11'4 (4.22m x 3.45m)
Kitchen: 13'1 x 11'10 (3.99m x 3.61m)
Utility Room: 13'2 x 5'11 (4.01m x 1.8m)
Bedroom 1: 13'2 into robes x 11'7 (4.01m x 3.53m)
Bathroom: 9'4 x 6'1 (2.84m x 1.85m)
Bedroom 2: 14'1 x 11'1 (reduced height) (4.29m x 3.38m)
Bedroom 3: 14'0 x 13'4 max (reduced height) (4.27m x 4.06m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Private Water Supply
Sewerage: Septic Tank
Heating: Oil
Broadband: ADSL
Mobile Signal / Coverage Blackspot: No
Parking: Large Driveway

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: F
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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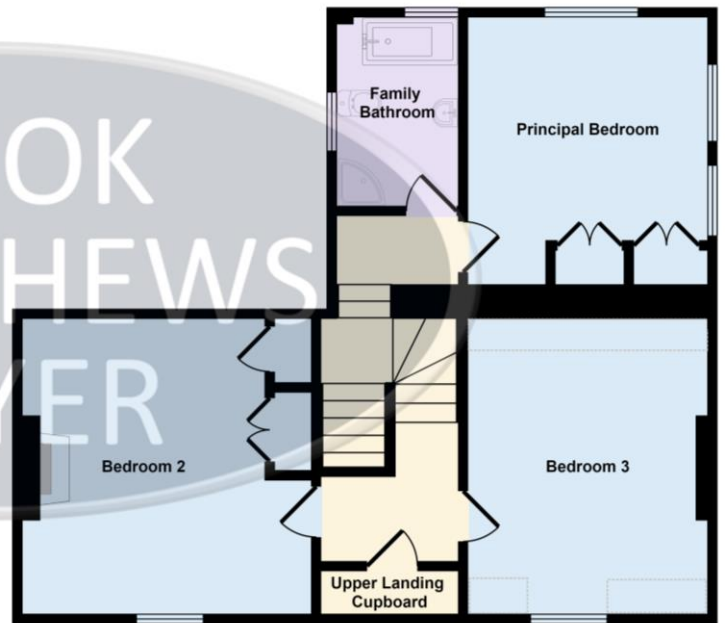
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Ground Floor



First Floor

 Denotes head height below 1.5m

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