



Station Road | Allendale | NE47

Offers Over £500,000

Appealing detached house built on a slightly elevated private plot, capitalizing on the wonderful views of surrounding countryside.

ROOK
MATTHEWS
SAYER



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3



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DETACHED FAMILY HOME

GARDENS

FOUR DOUBLE ROOMS

GARAGE

EN-SUITE

OFF STREET PARKING

PANORAMIC RURAL VIEWS

WOOD BURING STOVES

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

Appealing detached house built on a slightly elevated private plot, capitalizing on the wonderful views of surrounding countryside.

Set well back with long front garden, this character home offers spacious family accommodation with oil to radiator central heating and replacement UPVC double glazed windows.

The property is maintained and presented to a high standard having had tens of thousands of pounds lavished on it in recent years. The layout comprises: entrance lobby, hallway with built in cloaks cupboard, trendy open plan family room/kitchen divided into lounge area with bay window, feature fireplace with inset cast iron wood burning stove, exposed floorboards, with opening to dining area which in turn is open plan with kitchen area which has a comprehensive range of fashionable cabinets, with matching expensive worktops and matching wall tiling and patterned flooring.

The second reception room is particularly welcoming with its door to garden and brick-built fireplace with inset cast iron wood burning stove.

Completing the ground floor layout is a 'lean too' conservatory.

The first floor comprises: landing, four bedrooms with en-suite shower/wc to one and family bathroom/wc with white four-piece suite incorporating both bath and shower.

Externally there are mature gardens, garaging and ample parking.

Located directly adjoining open fields at Allendale end of Station Road, property of this nature and convenience are rare to the market, particularly when you consider the spectacular setting and outlook.

Viewing is imperative.

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INTERNAL DIMENSIONS

Open Plan Kitchen Diner: 32'6 x 8'7 reducing to 7'3 then 5'11 (9.91m x 2.62m)

Snug: 12'3 into alcove x 15'6 (3.73m x 4.72m)

Lounge: 14'1 into bay x 12'3 into alcove (4.29m x 3.73m)

Bedroom One: 14'4 into bay x 12'5 into alcove (4.37m x 3.78m)

Bedroom Two: 12'5 x 11'8 (3.78m x 3.56m)

Bedroom Three: 11'6 x 9'10 (3.51m x 3.00m)

En-suite: 6'4 x 2'9 (1.93m x 0.84m)

Bedroom Four: 9'11 x 8'1 (3.02m x 2.46m)

Bathroom: 9'1 x 6'4 (2.77m x 1.93m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric

Broadband: Fibre to Premises

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

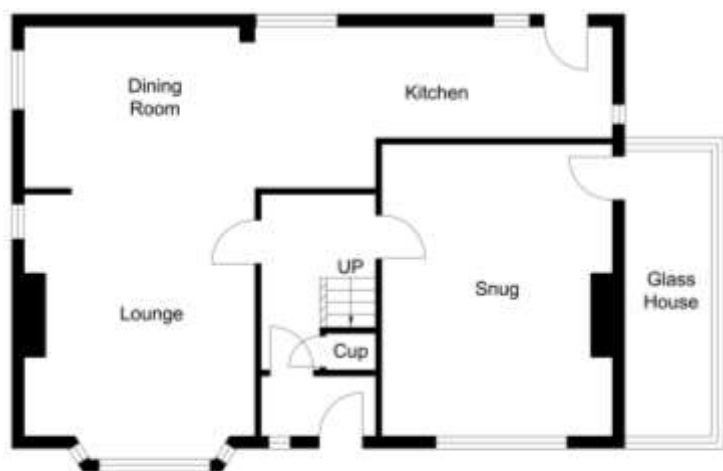
Freehold - It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: E

EPC RATING: D

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Ground Floor



First Floor



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



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