

Hallgarth

THE PETH | ALLENDALE | HEXHAM | NORTHUMBERLAND



FINEST
PROPERTIES



A gorgeous Grade II Listed property with a wealth of
character in the tranquil village of Allendale

Haydon Bridge 7.4 miles | Hexham 10.6 miles | Alston 13.1 miles | Corbridge 14.1 miles
Newcastle International Airport 31.4 miles | Newcastle City Centre 31.5 miles





Accommodation in Brief

Sitting Room | Dining Room | Kitchen/Breakfast Room | Utility Room

Ground Floor Shower Room | Three Bedrooms

First Floor Shower Room | WC

Detached Garage | Gravelled Driveway & Parking

Extensive Mature Gardens | Summerhouse | Stone-Built Store | Shed

Around 0.3 Acres in All







The Property

Hallgarth is a handsome Grade II Listed period property with a host of charm and character. The property occupies a generous plot with beautifully maintained mature gardens, all tucked away in a quiet spot yet only steps away from the centre of the popular and historic village of Allendale and close to all village amenities. There is scope to update to add a personal stamp to this lovely property.

A keystone above the front door dates the property to 1829 with a mix of squared stone, quoins and dressings all contributing to the striking symmetry of the front elevation. The front door opens to the hall with the reception rooms to either side. Both rooms are spacious, light and airy. The sitting room has a triple aspect with impressive deep window sills and an exposed stone fireplace housing a gas-fired stove. The dining room also has a fabulous stone fireplace, this time with an open fire. French doors sweep open to one side to allow access out to the driveway and gardens. The kitchen/breakfast room has a country house atmosphere with timber ceiling beams and traditional floor tiling. Fitted units provide ample storage with complementary wood work surfaces. A grand AGA rests within a tiled inglenook and there is plenty of space for a table and chairs for day-to-day dining. Adjoining the kitchen is the utility room with lots of further storage and workspace along with an additional sink and space for white goods. There is direct access to the gravelled driveway and gardens. Beyond the utility room is a ground floor shower room.

There are three bedrooms on the first floor. The two bedrooms to the front elevation each have lovely character fireplaces and one has fitted wardrobes. The third bedroom sits to the rear elevation and all three are served by a shower room with suite comprising large walk-in shower, wash hand basin, bidet and heated towel rail. There is also a separate WC adjacent to the shower room.



Externally

Hallgarth is approached onto a gravelled driveway that sweeps around the house to a generous parking and turning area. There is a substantial detached garage offering space for parking, a workshop or both. A stone-built former outhouse currently offers excellent storage in addition to a garden shed for outdoor equipment. This storage supports the upkeep of the magnificent gardens at Hallgarth which have been laid out and maintained with elegant style. Manicured lawns stretch away with a huge variety of flowers and plant species bringing colour and form. Fruit trees dot the lawn and the whole garden is surrounded by beautiful stone walling that provides privacy. The summerhouse is a delightful spot to relax in peace with a good book, or simply to look out across the wonderful gardens.

Agents Note

Viewers are advised to park in Market Square then proceed on foot, taking the lane to the left side of the Allendale Inn then following around to the right to reach Hallgarth. There is ample parking at the property for the residents but the approach is narrow.





Local Information

The village of Allendale is a popular village with a thriving and friendly community offering a good range of everyday amenities including a post office/newsagent, impressive independent Co-op, farm shop butchers, doctor's surgery and chemist, a number of traditional public houses and a golf course. The surrounding area is popular for tourism, close to Hadrian's Wall and an ideal location to escape the hustle and bustle of modern day life. Allendale plays host to various community events throughout the year including horticultural, agricultural and folk festivals, the Mayday fair and is also renowned for its 'Tar Bar!' New Year celebrations when men march around the town carrying barrels of blazing tar above their heads; this is followed by the traditional first-footing. The historic market town of Hexham provides a wider selection of amenities with larger supermarkets, a good range of shops and restaurants, professional and recreational services and a hospital. The beautiful surrounding area provides walks and other country pursuits, with golf courses, sports clubs and Hexham racecourse all within easy reach. Newcastle city centre providing comprehensive cultural, educational, recreational and shopping facilities is also easily accessible.

For schooling there is a primary school in Allendale, while senior schooling is offered in Haydon Bridge and Hexham. In addition, Mowden Hall Preparatory School is located just outside Corbridge and there are several private day schools in Newcastle.

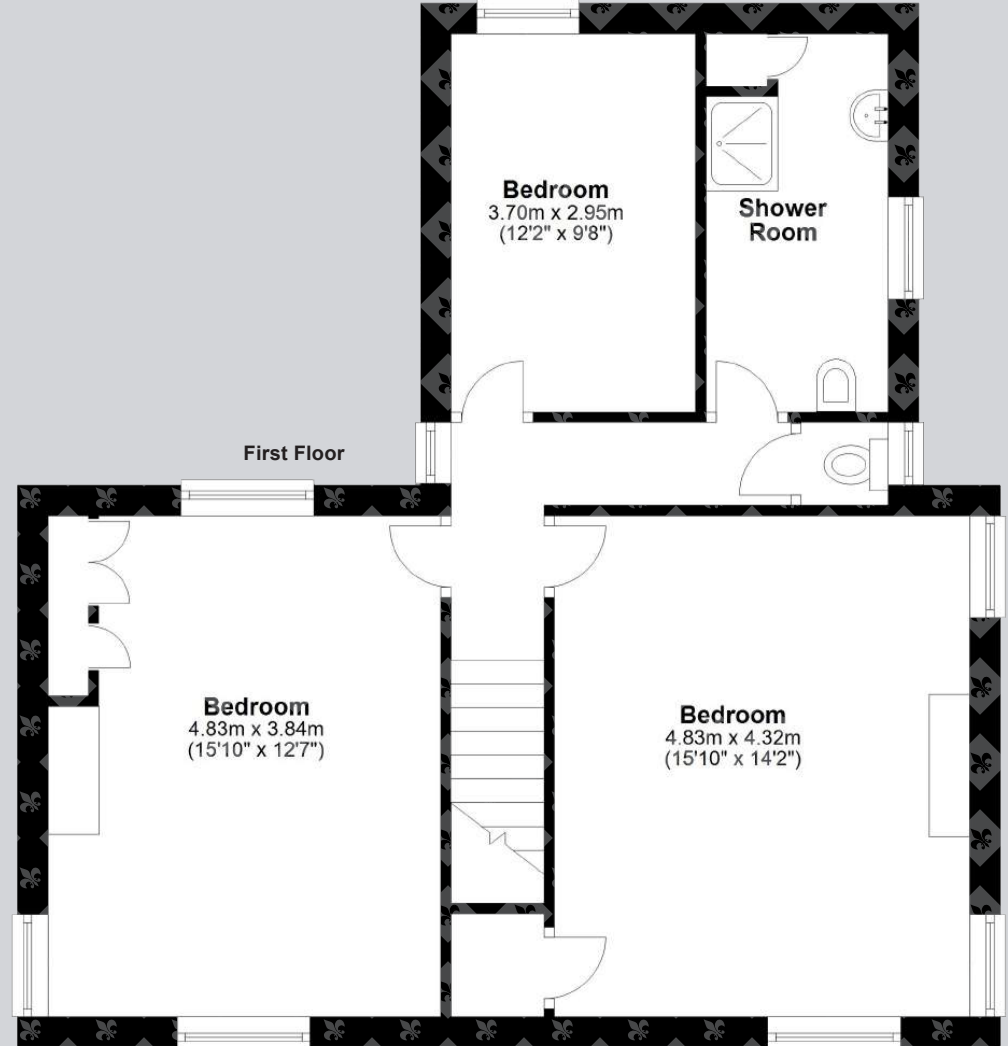
For the commuter the A69, which can be joined at Hexham or Haydon Bridge, gives excellent access to Newcastle to the east and Carlisle to the west, and to the A1 and M6. Railway stations, also located in Hexham and Haydon Bridge, provide cross country services to Newcastle and Carlisle where connecting main line rail services are available to major UK cities. Newcastle International Airport is also easily accessible.

Floor Plans

Ground Floor



First Floor



Total area: approx. 141.4 sq. metres (1521.9 sq. feet)

Directions

From Hexham take the Allendale Road (B6305) out of town. Follow this road for approximately 10 miles joining the B6304 and B6295, going through Catton and then keeping left onto the B6303. Follow this road into the centre of the village and park in Market Square.

Proceed on foot taking the lane to the left of the Allendale Inn then following around to the right to reach Hallgarth.

Google Maps

what3words



///smarting.starters.baseline

Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Services

Mains electricity, water and drainage. Oil-fired central heating.

Postcode

Council Tax

EPC

Tenure

NE47 9ND

Band E

Rating F

Freehold

Viewings Strictly by Appointment

T: 01434 622234

E: corbridge@finestgroup.co.uk







Finest Properties

15 Market Place | Corbridge | Northumberland | NE45 5AW

01434 622234

corbridge@finestgroup.co.uk

finestproperties.co.uk

*Specialists in the marketing
of distinctive property*

IMPORTANT INFORMATION Finest Properties, for themselves and for the Vendors and Lessors of this property whose Agents they are give notice that: (1) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) No person in the employment of Finest Properties, has any authority to make or give any representation or warranty whatever in relation to this property.