



FOR SALE



Lady Park Cottage Ladypark, Gateshead, NE11 0HD

Offers Over £499,950

- Situated In Aproximately 5 Acres of Land
- Extended Detached Cottage
- Excellent Transport Links
- Two Double Garages
- Awaiting EPC Rating
- Development Opportunity
- Modernisation Work Required
- Gated Driveway Access
- Surrounded By Woodland
- Viewings Highly Recommended

## THE PROPERTY

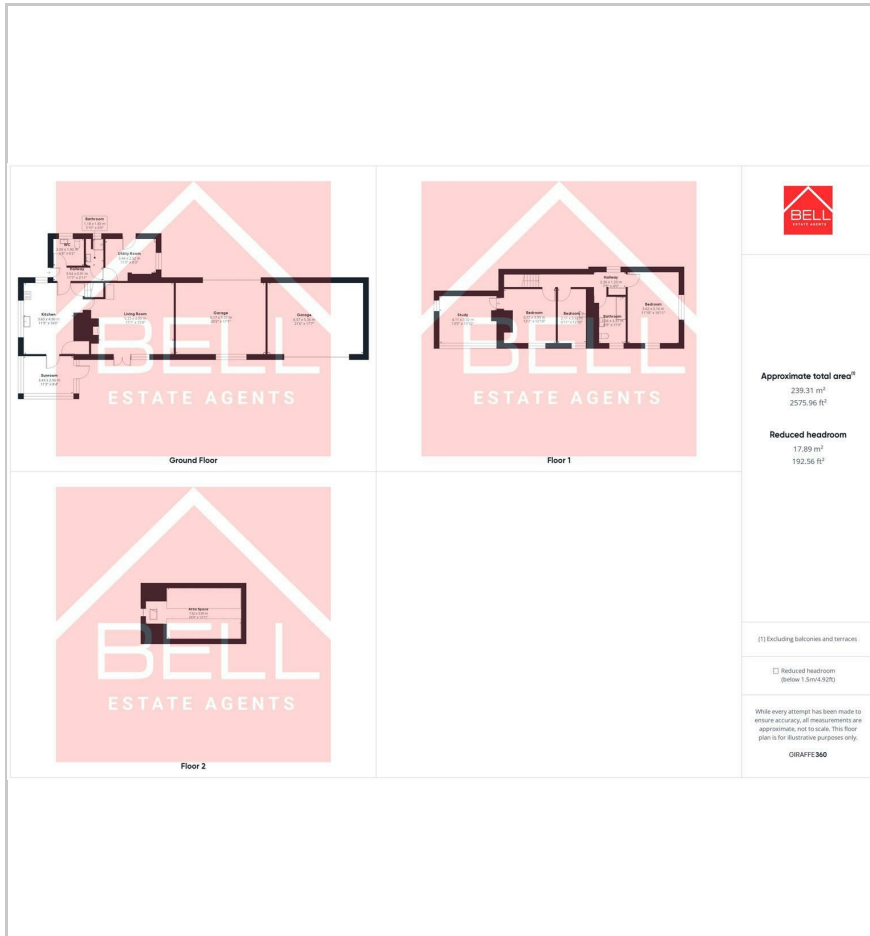
\*\*\*Offers Invited From £500,000 to £600,000\*\*\*

A unique opportunity to purchase this detached cottage situated within approximately 5 acres of land. Situated within the popular Lamesley Village this unique detached cottage offers an excellent opportunity for developers. Situated within approximately 5 acres of land and woodland. Accessed via shared gated entrance. This traditional detached cottage internally comprises of a garden room/porch leading to a kitchen/dining room and welcoming lounge. Completing the ground floor layout is a WC, shower room and utility space. Moving upstairs to the first floor are three double bedrooms and a study/workshop space. There is also a family bathroom with three piece suite to this floor.

Externally there are two double garages and ample parking. The property is situated within predominantly lawned gardens. The external space is divided into various garden areas bordered by woodland which provides a private space whilst being situated within easy reach of the Team Valley and the A1.

Any development being considered would be subject to the correct permissions being obtained.

Lamesley is a village and civil parish in the Metropolitan Borough of Gateshead, Tyne and Wear, England. The village is on the southern outskirts of Gateshead, near to Birtley. The parish includes Kibblesworth, Eighton Banks and Northside, Birtley. The ruined Ravensworth Castle and the popular Ravensworth Arms are situated just a short distance away from Ladypark.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

