





*A detached stone-built cottage which was refurbished in 2018, with three well proportioned bedrooms, uninterrupted views across the valley, double garage and garden.*





# Hedley on the Hill|

## NE43 7SW

### OIEO: £350,000

A detached stone-built cottage which was refurbished in 2018, with three well proportioned bedrooms, uninterrupted views across the valley, double garage and garden.

#### Accommodation in Brief

Living Room | Lounge | Breakfasting  
Kitchen | Ground Floor Shower Room /  
WC | Three Double Bedrooms | Family  
Bathroom/ WC | Double Garage |  
Garden | Lovely Views Over The Valley

#### AGENT'S NOTES

The cottage was refurbished in 2018 to include gas central heating, full decoration, carpets, kitchen and upgrade to bathrooms.

#### Distances

Prudhoe 3.5 miles | Hexham 13 miles |  
Newcastle 13 miles

Council Tax Band E

EPC D

Services | All mains connected



#### Ground Floor

##### ENTRANCE PORCH

1.97m x 1.14m (6'5 x 3'8).

##### LIVING ROOM

5.15m x 4.74m (16'10 x 15'6). A generous sized room with four windows on three different elevations. The front window faces across the front garden and offers stunning uninterrupted views across the valley. The focal point of the room is a fireplace with hearth and wooden mantel. There are two window seats on the southern elevation. The exposed ceiling beams give a lovely feeling of character.

##### LOUNGE

3.92m x 4.77m (12'10 x 15'7). Natural light streams through windows to both north and south. The northern window on the front elevation offers stunning views. There is a large inglenook fireplace in attractive brick with a stone hearth and wooden mantel.

##### BREAKFASTING KITCHEN

5.3m x 2.68m (17'4 x 8'9). Having undergone extensive renovation, the kitchen offers a range of wall and floor cabinetry, stainless steel sink with mixer tap and large drainer, integrated dual oven, gas hob and extractor fan. A small breakfast bar is positioned in front of a south facing window. There is ample room for a table and a west facing door leads to the rear patio.

##### GROUND FLOOR SHOWER ROOM/WC

1.03m x 1.76m (3'4 x 5'9). Fitted with a two piece white suite and additional walk-in shower, chrome finish heated towel rail, LED lighting and extractor fan.



## First Floor

### DOUBLE BEDROOM

3.27m x 4.92m (10'4 x 16'1). Dual aspect through windows to both west and south. The southern window has a built-in seat and overlooks the rear patio. A protruding chimney breast contains clever built-in shelving.

### DOUBLE BEDROOM

3.16m x 3.79m (10'4 x 12'5). With stunning views across the front garden and valley beyond.

### DOUBLE BEDROOM

4.1m x 3.1m (13'5 x 10'2) plus alcoves. A generously sized room with dual aspect windows facing north and east, both with good green views. There is clever built-in wardrobe space above the stair box.

### FAMILY BATHROOM/WC

2.86m x 1.6m (9'4 x 5'3). Fitted with a three piece white suite with shower above bath with shower screen, partially tiled walls, splash back, radiator and large airing cupboard.







## External

### DOUBLE GARAGE

5.52m x 7.17m (18'1 x 23'6). With remote operated 'up & over' door, access via rear pedestrian door and large mezzanine area suitable for storage or small office.

There is a generous block paved driveway positioned directly in front of the garage.

### GARDEN

There is a south facing small rear garden with patio, good sized stone store and shed. To the front there is a large lawn lying to the north which is bordered by a dry stone wall positioned perfectly for stunning views.







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