



HARTLEY • CA17 4JJ

Allendale

Guide Price £375,000 - £395,000

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AT A GLANCE

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|------------------------------------|---|--|
| ✓ Recently Renovated Detached Home | ✓ Peaceful Village Location | ✓ Cosy Living Room Featuring A Multi Fuel Stove |
| ✓ Stylish Contemporary Kitchen | ✓ Beautiful Sun Room With Patio Doors Opening Onto The Garden | ✓ Three Generous Double Bedrooms |
| ✓ Modern Family Bathroom | ✓ Off Road Parking For Two Vehicles And Low Maintenance Outdoor Space | ✓ Excellent Opportunity As A Family Home, Holiday Retreat Or Investment Property |
| ✓ Chain Free | | |

LEYBURN
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HAWES
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KIRKBY STEPHEN
01768 258002

Recently Renovated Detached Home

Allendale is an attractive, recently renovated detached residence situated in the charming village of Hartley, offering a wonderful balance of modern living and rural character.

Hartley is a peaceful and picturesque village, with a gentle stream running through its centre and an appealing collection of traditional properties set on either side. As a no-through road, traffic is minimal, creating a tranquil setting ideal for those seeking a quieter pace of life. The surrounding area provides an abundance of scenic walks directly from the doorstep, including the renowned Coast to Coast route. Positioned within the heart of the Eden Valley, the property enjoys far-reaching views across open countryside, an array of visiting wildlife and the occasional sighting of red squirrels.

The accommodation at Allendale is both spacious and thoughtfully arranged over two floors. The ground floor opens with a practical vestibule, ideal for coats and footwear, leading through to a welcoming living room centred around a multi-fuel

stove. A formal dining room offers an understairs nook, perfectly suited for use as a compact home office. The recently fitted kitchen is finished to a high standard, featuring integrated appliances, complementary work surfaces and a breakfast bar, while a delightful sun room provides an additional reception space with double doors opening onto the patio. A useful boiler and utility area, along with a downstairs W.C., complete the ground floor.

To the first floor, there are three well-proportioned double bedrooms and a contemporary house bathroom, fitted with a modern suite.

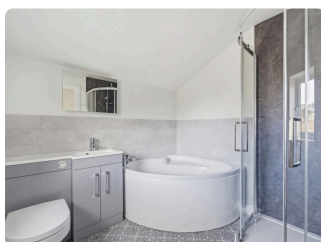
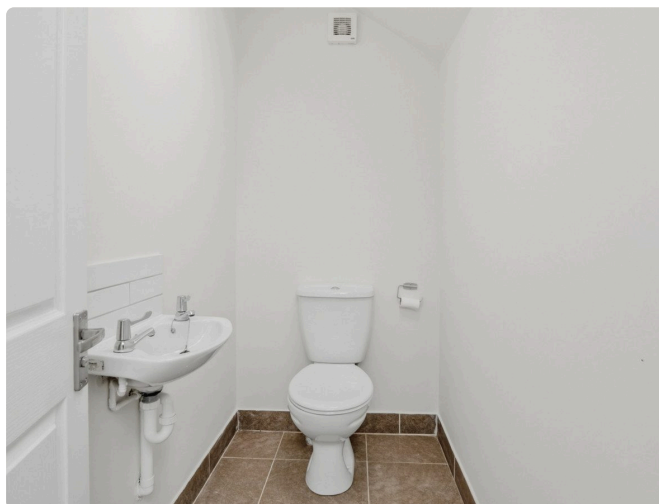
Externally, the property benefits from off-road parking for two vehicles, a low-maintenance patio area ideal for outdoor seating, and a raised garden which has been newly seeded. The garden also accommodates the oil tank and benefits from external electrics.

Allendale represents an excellent opportunity to acquire a comfortable and well-appointed home, equally suited as a permanent residence, a holiday retreat or an investment property.



Peaceful Village Location

Every room, inside and out



THE ACCOMMODATION

A room-by-room schedule



Set out floor by floor, as a plan would read it — from the entrance hall through to the gardens beyond.

01 GROUND FLOOR

Entrance Hall

Vinyl floor. Window.

Living Room

Fitted carpet. Multi fuel stove. Radiator. Beautiful, bay window. Additional window.

Dining Room

Fitted carpet. Alcove. Under stairs storage cupboard. Large radiator. Multi fuel stove. Window.

Kitchen

Contemporary kitchen. Excellent range of wall and base units. Sink and drainer. Integrated dishwasher. Twin ovens and microwave. Electric hob with extractor hood. Part tiled walls. Two windows.

Garden Room

Tiled floor. Double doors out to the garden. Two velux windows in the pitched roof. Additional window.

Boiler Room

Handy boiler room, ideal for coats and storage. Tiled floor. Large roof windows. Plumbing for washing machine and space for tumble dryer.

Downstairs WC

Tiled flooring. Extractor fan. W/C. Wash basin. Velux window.

02 FIRST FLOOR

Stairs & Landing

Fitted carpet. Solar panel control units. Radiator. Window to the side of the property.

Master Bedroom

Front double bedroom. Fitted carpet. Exposed beams. TV point. Radiator. Two windows over dual aspects bringing in lots of natural light.

Bedroom

Rear double bedroom. Fitted carpet. Exposed beams. Loft access. TV point. Radiator. Window over looking the garden.

Bedroom

Rear double bedroom. Fitted carpet. TV point. Radiator. Velux window. Window overlooking the garden.

Bathroom

Newly fitted modern bathroom suite. Vinyl flooring. Downlights. Extractor fan. Part tiled walls. W/C. Wash basin in vanity unit. Corner bath. Large shower cubicle with power shower and dual heads. Heated towel rail. Frosted window to the rear.

03 OUTSIDE

Garden

Low maintenance patio area, ideal for seating. Raised garden - newly laid to seed. Electrics. Oil tank.

Parking

Off road parking for two vehicles.

04 AGENTS NOTES

Material Information

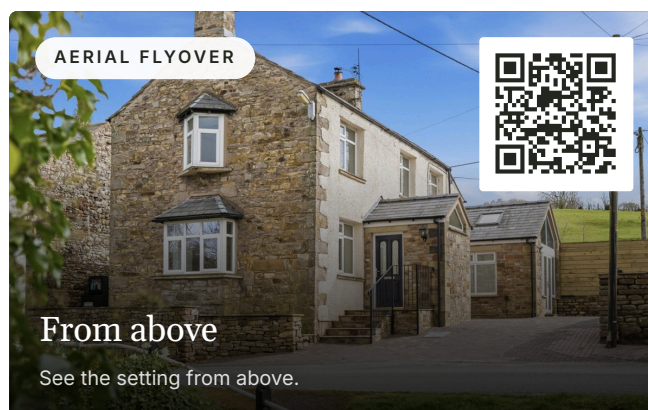
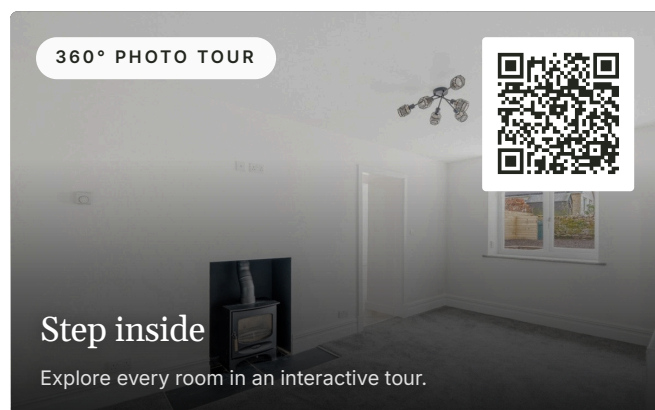
Mains electric, water & sewerage. Oil central heating & double glazing throughout. Flood risk: Very Low Broadband: Basic 15 Mbps Superfast 32 Mbps Ultrafast 1000 Mbps

ONLINE ONLY

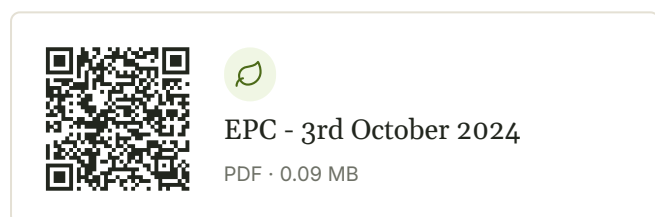
There's more on the website



Tours, video and paperwork don't fit on paper. Point your phone's camera at a code — or tap it, if you're reading this on a screen.



DOCUMENTS & LINKS



REQUEST THE VIDEO VIEWING

Interest piqued? Here's what's next.

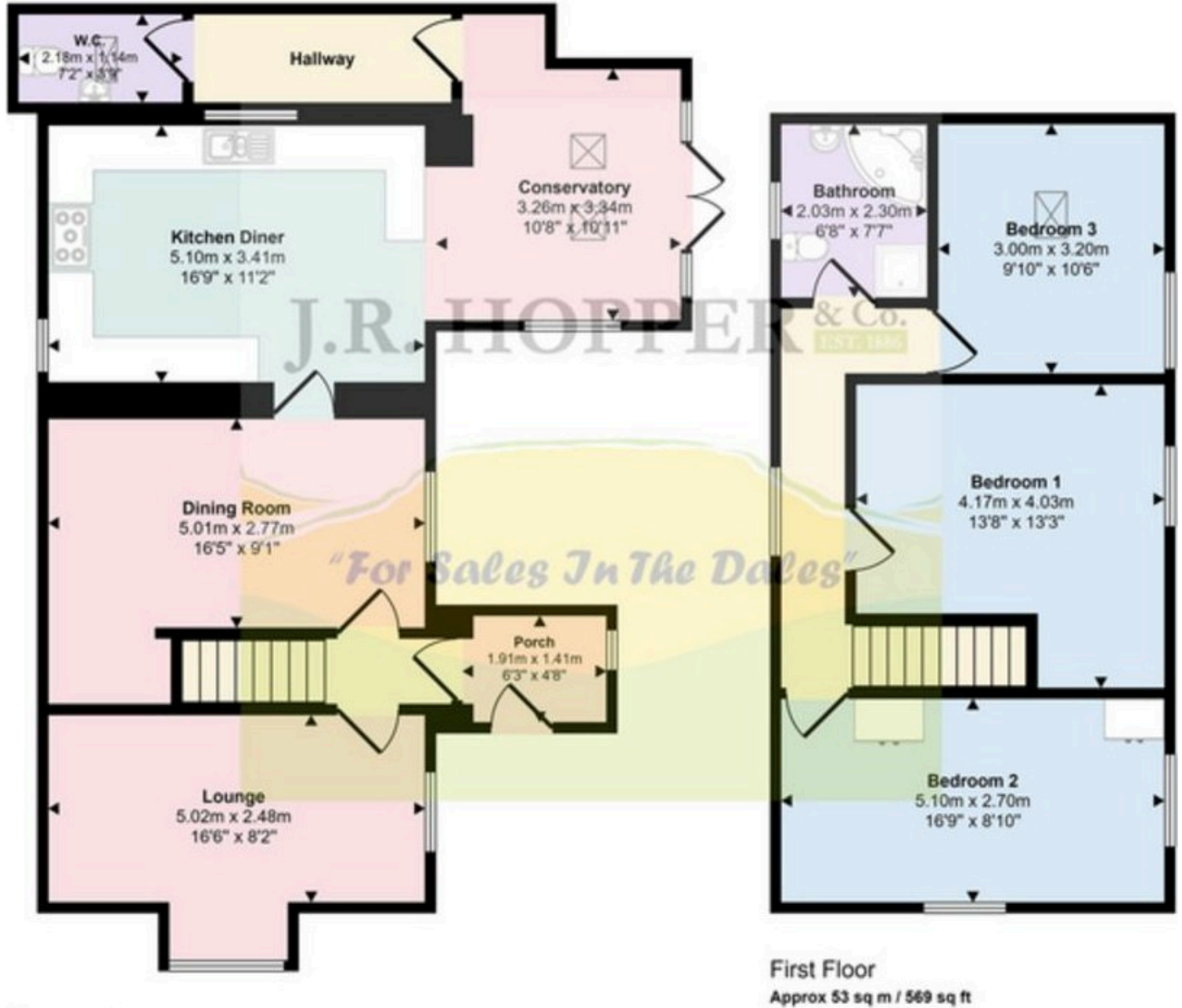
Photographs got you this far — we picked them so they would. Our private video viewings take you further: one of our viewers will walk and talk you through Allendale properly, inside and out, room by room, pointing out every feature and every issue as they go.

Your time is precious (and so is your fuel), so whittle your shortlist down from the sofa. We'll get you through the door just as soon as we know how much you loved it from afar.



ASK FOR THE
VIDEO VIEWING

Approx Gross Internal Area
129 sq m / 1391 sq ft



Ground Floor
Approx 76 sq m / 822 sq ft

First Floor
Approx 53 sq m / 569 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.