



# Chapel Hill House

Sparty Lea, Hexham







## Chapel Hill House, Sparty Lea

Chapel Hill House Offers a Truly Unique Home Boasting Three/Four Bedrooms, Four Bathrooms, Stunning Open Plan Kitchen/Dining/Living Room, Mezzanine Level, Off Street Parking & Lawned Gardens with Exceptional Views!

The property is formed from the restoration of Sparty Lea Chapel and enjoys envious views over West Allen Valley. Sparty Lea is a lovely hamlet set within the Pennines and is an area of outstanding natural beauty. The property enjoys close proximity to amazing walks and cycling routes, as well as the nearby village of Allendale offering ample amenities & cafés.

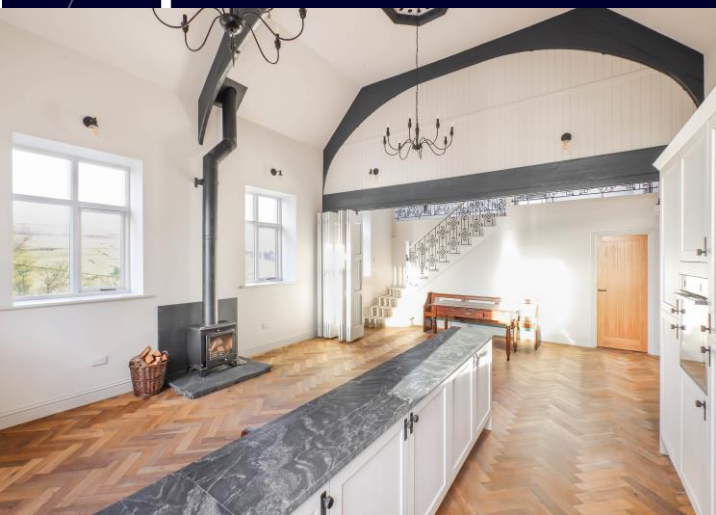
The chapel has been completely transformed with significant investment by the existing owners and benefits from brand new windows, electrics & heating system. The property further benefits from beautiful Oak herringbone flooring and the boiler, appliances, windows and doors are all under warranty.

The internal accommodation comprises: Entrance hallway | Utility Room | Spacious open plan kitchen/dining & living room with vaulted ceilings, exposed beams and feature log burning stove | The kitchen boasts a range of modern cabinetry/worktops and integrated appliances throughout.

The night passageway connects on to two double bedrooms, one of which offers an ensuite shower room/wc and the other has access to the main family bathroom with impressive three piece suite.

The staircase leads up from the kitchen to a versatile mezzanine level, which offers space for a further sitting room or as a study area | Principal bedroom enjoying a large double room, separate dressing room and equally as impressive ensuite bathroom/wc. The staircase then connects through to the lower ground floor and onto bedroom four with ensuite shower room/wc and rear access.

Externally, the property is approached via a gravel driveway offering off street parking for at least three vehicles | The formal gardens lie to the front of the property and are laid partially to lawn and partially to a paved patio terrace.





With stunning views over the valley, this sympathetic restoration of the Old Chapel is extremely special and early viewings are strongly encouraged to truly appreciate the quality of accommodation on offer!

Local Information: Sparty Lea is a charming hamlet set within the unspoilt East Allen Valley, lying in the heart of the Pennines Area of Outstanding Natural Beauty. The surrounding countryside is truly spectacular, offering an enviable lifestyle for those who enjoy the outdoors, with walking and cycling routes directly from the doorstep and abundant wildlife, including rare species such as black grouse, capercaillie and curlew. Both the renowned Coast to Coast cycle route and the iconic Pennine Way are located nearby, further enhancing the area's appeal to outdoor enthusiasts.

The nearby village of Sinderhope provides a local community centre, while Allendale, just a short drive away, offers a range of everyday amenities including a small supermarket, art gallery, craft shops, cafés and traditional public houses with restaurants, along with leisure facilities. The historic market town of Hexham is also within easy reach and provides a wider selection of services, including several larger supermarkets, independent shops, a regular farmers' market, professional services, a leisure and sports centre, an independent cinema, a vibrant theatre and a hospital. Newcastle city centre is readily accessible and offers a comprehensive range of cultural, educational, recreational and shopping facilities.

Educational facilities in the area are excellent, with primary schooling available in Allendale and secondary education at Haydon Bridge Community High School and Sports College, as well as Queen Elizabeth High School in Hexham. Private education is also well catered for, with Mowden Hall Preparatory School, located just outside Corbridge, offering schooling from nursery through to age 13, in addition to a number of well-regarded private day schools in Newcastle, with transport available from Hexham.

Services: Mains electricity, private water, private drainage | Tenure: Freehold | Council Tax: Band E | EPC: Rating D

Price Guide: Offers Over £550,000

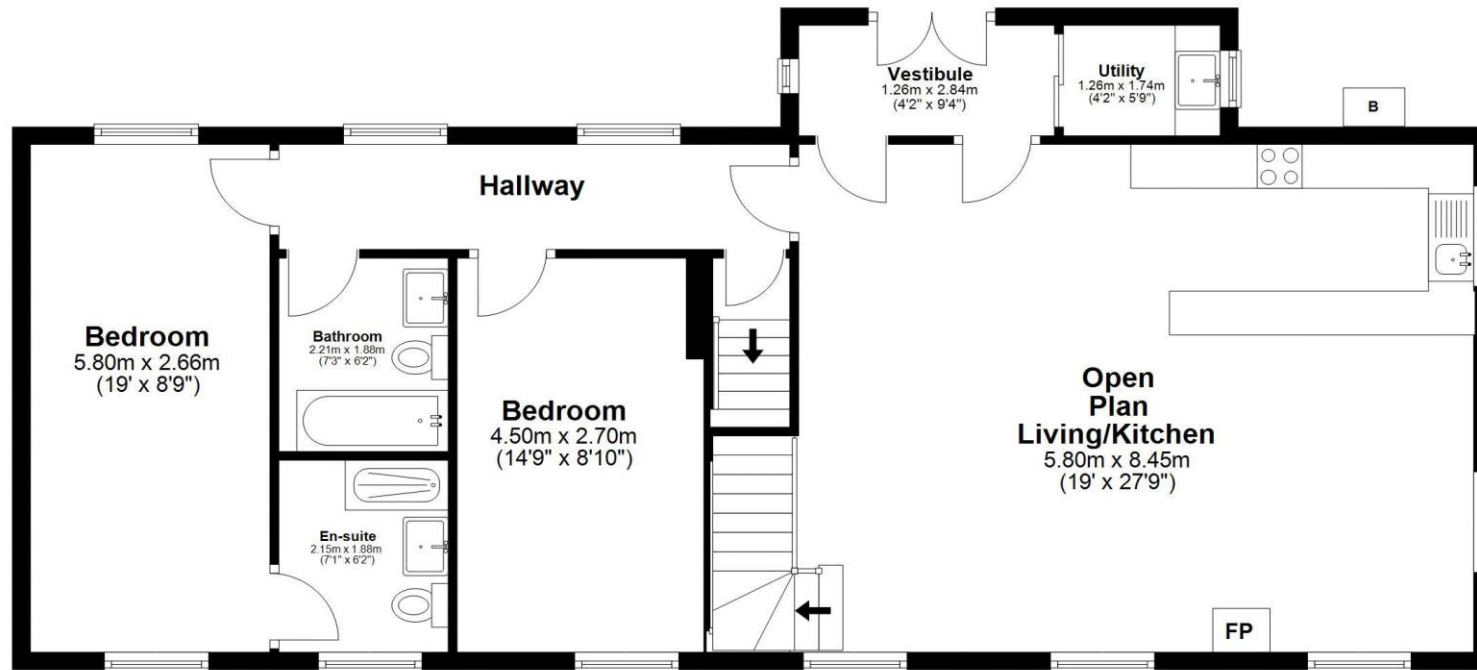






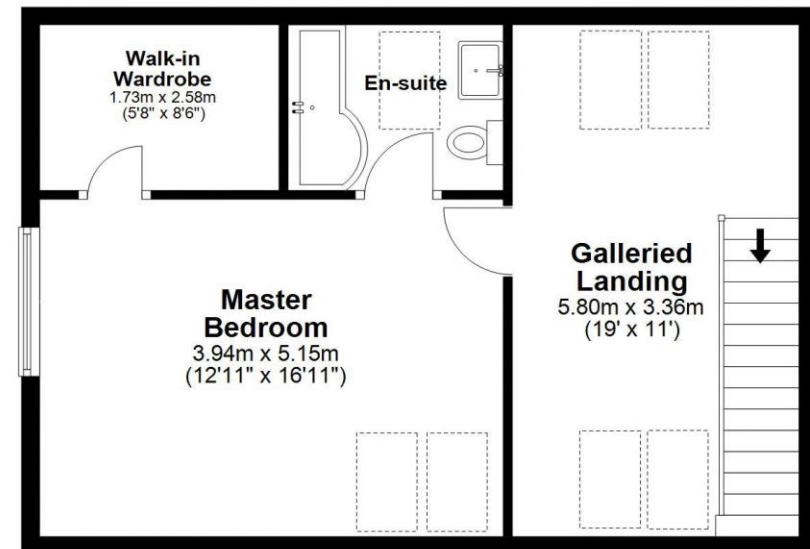
## First Floor

Approx. 99.1 sq. metres (1066.3 sq. feet)



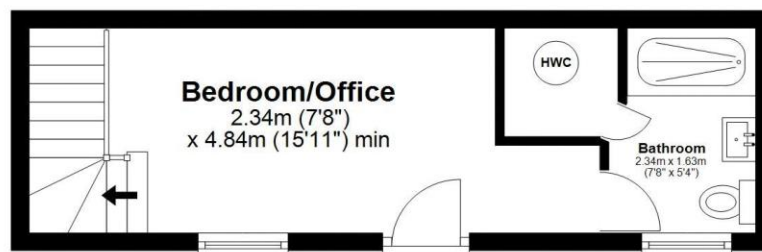
## Second Floor

Approx. 49.9 sq. metres (536.6 sq. feet)



## Ground Floor

Approx. 18.6 sq. metres (200.5 sq. feet)



Total area: approx. 167.6 sq. metres (1803.5 sq. feet)

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# SANDERSON YOUNG

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