



Guide Price £495,000 EPC Rating E|44

 **ANTON  
ESTATES**  
SALES & LETTINGS

Derwent View House, Blanchland, DH8 9UA



## PROPERTY SUMMARY –



A rare to the market handsome and imposing five-bedroom detached house occupying an enviable position in the village of Blanchland. This well maintained detached house includes two reception rooms and potential to convert the Garage and Storage room into a Self-Contained Annex or incorporate into the House

Derwent View House is a handsome and substantial detached residence offering generously proportioned accommodation, an attractive south-facing garden and exciting potential to create additional living space. Well maintained and offering a versatile layout, the property currently comprises five bedrooms, two reception rooms, a kitchen and separate utility room. The principal reception rooms enjoy a southerly aspect, with views towards the village playing fields, while an attached garage and adjoining upper-level storage room present an appealing opportunity for further enhancement, subject to the necessary consents.

Combining an established village setting with scope to adapt the accommodation to suit individual requirements, Derwent View House would make an appealing permanent home or countryside retreat.



**5 Bedrooms**



**Edge of  
Village  
location**



**1 bathroom**



**1568 Square  
Feet**



**Driveway  
Parking**



**Terraced  
Garden**

**£495,000**

**| DERWENT VIEW HOUSE, BLANCHLAND, DH8 9UA**



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## PROPERTY SUMMARY



### Mileages

**Hexham**  
11 miles

**Corbridge**  
11.5 mile

**Newcastle City Centre**  
28 miles

**Consett**  
11.8 miles

### Services

#### Utilities

Mains electric, water & drainage, oil central heating

#### EPC

Rating | E 44

**Tenure**  
Freehold

**Council Tax**  
Band D

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# PROPERTY FLOOR PLAN –

Derwent View House, Blanchland, DH8 9UB



Total area: approx. 145.7 sq. metres (1568.7 sq. feet)  
Not to scale



Derwent View House, Blanchland, DH8 9UB  
what3words/torches.roaming.bleaching

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