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CHURCH LANE, WARK, HEXHAM, NE48

Offers Over £210,000


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Maple Cottage
Est 2020






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Situated in the heart of the picturesque village of Wark, Maple Cottage is a beautifully presented three-bedroom home offering modern living, attractive outdoor space and a wonderful countryside setting. Tastefully decorated throughout, the property provides bright, spacious and versatile accommodation, ideal for families, first-time buyers or those seeking a peaceful village lifestyle.

The property benefits from a stylish kitchen, generous living accommodation, a contemporary ground-floor bathroom and three well-proportioned bedrooms. Externally, there is a private driveway providing off-street parking, an attractive front garden and an enclosed rear garden, ideal for relaxing and entertaining.

Wark is a charming and well-regarded Northumberland village situated on the banks of the River North Tyne, surrounded by beautiful countryside and scenic walking routes. The village enjoys a welcoming community atmosphere and offers a range of local amenities, including a village shop, traditional pubs and a primary school. The surrounding North Tyne Valley provides excellent opportunities for outdoor pursuits, while nearby Hexham offers a wider selection of shops, supermarkets, restaurants and leisure facilities.

Combining contemporary interiors with the charm of rural village life, Maple Cottage presents a fantastic opportunity to enjoy the best of Northumberland living.

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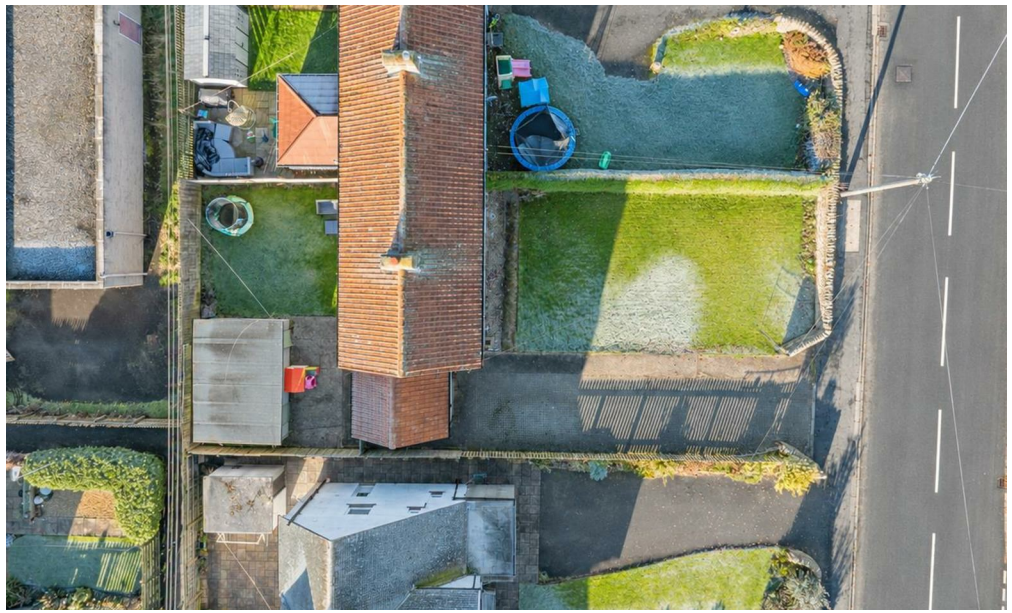
Upon entering the property, a welcoming entrance hallway sets the tone for the accommodation, featuring neutral décor and attractive wood-effect flooring, with stairs rising to the first floor. Leading through to the living room, this beautifully presented space offers a comfortable and inviting setting for everyday living. Tastefully decorated in neutral tones, the room features soft carpeting and a contemporary wall-mounted electric fireplace, creating an attractive focal point. French doors open directly onto the rear garden, allowing natural light to flow throughout and providing an ideal connection to the outdoor space.

The kitchen has been thoughtfully designed with both style and practicality in mind, showcasing a modern range of grey wall and base units, complemented by copper-effect handles and coordinating work surfaces. Integrated appliances include an oven, hob and microwave, while space for dining furniture makes this a sociable area for everyday meals. Wood-effect flooring and recessed ceiling lighting complete the contemporary finish. Completing the ground-floor accommodation is a beautifully appointed bathroom, featuring a freestanding-style bath with wall-mounted taps and a separate walk-in shower with rainfall showerhead. Contemporary tiling and soft sage-green tones create a stylish and relaxing space, further enhanced by recessed shower storage and a frosted window.

Ascending to the first floor, the landing provides access to three well-presented bedrooms, each offering comfortable and versatile accommodation. The principal bedroom is a generously sized double room, beautifully finished with a decorative feature wall, neutral carpeting and fitted wardrobes providing ample storage. Natural light fills the room through a window, enhancing the bright and welcoming atmosphere. Bedroom two is another attractive and well-proportioned room, featuring a stylish decorative wall, soft carpeting and neutral finishes. Offering flexibility to suit a range of needs, the room would make an ideal additional bedroom or guest accommodation. The third bedroom is currently arranged as a charming nursery, with tasteful décor and colourful accents creating a bright and cheerful space. Equally suited to use as a home office, dressing room or single bedroom, it offers further versatility to the accommodation.

Outside, the property enjoys an attractive frontage, with a neatly maintained lawn, established hedging and traditional stone boundary wall adding to its character. A block-paved driveway provides convenient off-street parking. To the rear, the enclosed garden offers a pleasant space to relax and unwind, with a lawned area and paved patio providing an ideal setting for outdoor dining and entertaining. French doors from the living room open directly onto the garden, making it a natural extension of the home's living space and completing this beautifully presented property.





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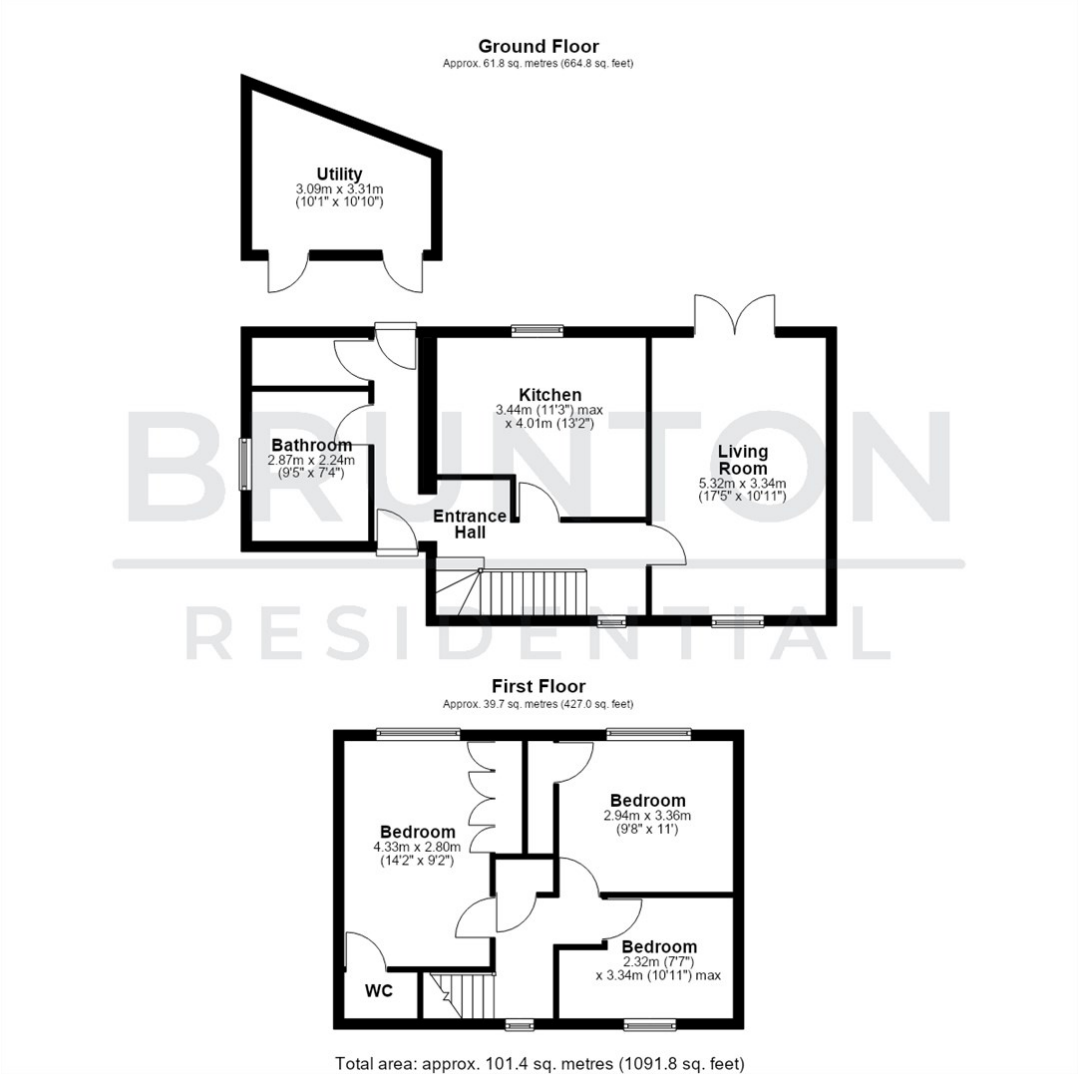
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : B

EPC RATING : D



Total area: approx. 101.4 sq. metres (1091.8 sq. feet)



