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RAMSHAW MILL, CONSETT, DH8

Price Guide £295,000


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Charming three-bedroom cottage occupying a generous plot in the rural hamlet of Ramshaw, offering two reception rooms, a well-equipped kitchen, separate utility room, ground-floor WC and a spacious enclosed rear garden, all set amidst beautiful countryside.

This appealing home offers well-proportioned accommodation throughout, with three double bedrooms and two separate reception rooms providing flexibility for both everyday living and entertaining. The living room benefits from a feature log-burning stove, while the principal bedroom retains its period charm with an attractive fireplace and useful built-in storage. A modernised family bathroom, well-equipped kitchen, separate utility room and ground-floor WC further enhance the practicality of the accommodation.

Externally, the property occupies a substantial plot, with a generous enclosed rear garden providing an excellent amount of outdoor space, ideal for relaxing, entertaining or simply enjoying the peaceful surroundings.

The property is situated amongst the fells in the picturesque rural valley of Ramshaw, enjoying a wonderfully peaceful setting surrounded by beautiful open countryside. With walking trails in multiple directions directly from the doorstep, the location is particularly appealing to those who enjoy the outdoors. Routes to the south lead through a secluded valley towards the summit of Bolts Law, while footpaths to the north meander through farmland, wooded areas and open fellside. This is a truly idyllic rural retreat, surrounded by rolling green landscapes and woodland.

The nearby historic market town of Hexham provides a comprehensive range of everyday amenities, including shops, supermarkets, cafés, restaurants, schools and leisure facilities. The surrounding countryside offers an abundance of recreational opportunities, with convenient access to the Sea to Sea Cycle Route, the Pennine Way and Hadrian's Wall.

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The property is also within reach of the picturesque former abbey village of Blanchland, renowned for its historic charm, the White Monk Tearoom and the Lord Crewe Arms. Situated within the North Pennines National Landscape, formerly designated an Area of Outstanding Natural Beauty, the cottage also enjoys access to Slaley and the wider Northumberland and County Durham areas.

Combining characterful accommodation, generous outdoor space and an exceptional countryside setting, this delightful period cottage would make a wonderful home for those seeking a peaceful rural lifestyle without being entirely disconnected from everyday amenities.

The internal accommodation is both spacious and well presented, combining charming character features with practical living spaces ideally suited to modern family life.

The property is entered directly into a generous and inviting living room, featuring an attractive log-burning stove which creates a wonderful focal point and a cosy atmosphere. A window overlooking the front of the property allows natural light to fill the room, while a staircase provides access to the first-floor accommodation. Adjoining the living room is a separate dining room, also positioned to the front of the property, offering an excellent space for family dining and entertaining. Beautiful stone-flagged flooring adds further character and charm to the ground-floor accommodation, complementing the property's traditional appeal.

Positioned to the rear is a the kitchen, fitted with a comprehensive range of wall and base units, providing ample storage and preparation space, together with integrated appliances. An external door offers convenient access to the outside. Leading from the kitchen is a useful utility area, providing additional plumbing and space for household appliances, which in turn gives access to a convenient ground-floor WC.

To the first floor, the landing provides access to three double bedrooms and a well presented family bathroom. The principal bedroom is particularly charming, featuring an attractive original-style fireplace, built-in cupboards and a separate closet area, offering excellent storage while retaining the character of the property. The remaining two bedrooms are both comfortable doubles, providing flexible accommodation for family members, guests or those requiring a home office.

The contemporary family bathroom is fitted with a bath, a separate shower enclosure and a range of fitted wall and base units, providing both practicality and additional storage.

Externally, the property occupies a generous plot, with a particularly spacious and enclosed side garden providing an excellent outdoor space for relaxation, entertaining and family enjoyment. The garden offers considerable potential for a variety of uses, with plenty of room for outdoor seating and dining areas, and space for a conservatory or full build extension to be addedThe property is surrounded by attractive greenery and mature natural surroundings, creating a wonderfully leafy setting and a pleasant sense of privacy.

Overall, this is a charming and spacious home which successfully combines traditional character, well-proportioned accommodation and generous outdoor space, making it an appealing choice for a variety of purchasers.





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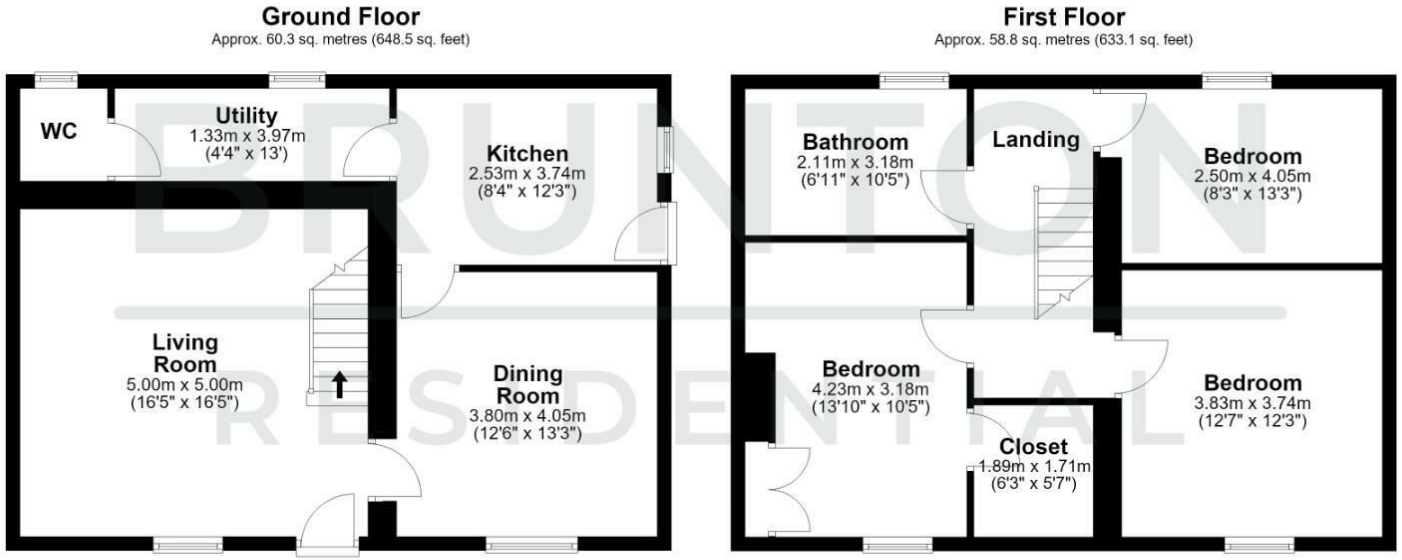
TENURE : Freehold

LOCAL AUTHORITY : Durham CC

COUNCIL TAX BAND : C

EPC RATING : E



Total area: approx. 119.1 sq. metres (1281.7 sq. feet)



