



Sparty Lea | Allendale | NE47

# Offers in the Region of £375,000

Occupying an elevated plot with open views, this attractive three-bedroom stone home benefits from its own paddock and stables.

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**Stone Semi-Detached**

**Generous Plot**

**Three Bedrooms**

**Paddock and Stables**

**Elevated Rural Location**

**Generous, Well-Maintained Lawned Garden**

**Character Features**

**Well-Presented Throughout**

For any more information regarding the property please contact us today



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## PROPERTY DESCRIPTION:

This sensationally situated stone built character dwelling offers a spectacular open outlook over undulating Allen Valley countryside.

The rising winding access track, stretching for a quarter of a mile, indicates you are approaching something special and you will not be disappointed.

This superb home appeals to a wide variety of potential buyers including, owner occupier, second home or holiday let.

Standing in grounds in excess of one acre, including formal lawned gardens to front and side, paddock with stable block and poly tunnel, the accommodation and grounds provide a multitude of options for its enjoyment. There is also driveway parking for a number of vehicles.

The precise age of the property is unknown, which is reflected in its inherent charm with such features as beamed ceilings, exposed stone walls, tiled flooring and multi fuel cast iron stove. Practical benefits include a high level of insulation as well as double glazing complemented by oil fired central heating system.

The layout comprises: entrance vestibule / home office; impressive 33 feet x fifteen feet open plan lounge diner with feature multi fuel cast iron stove, beamed ceiling and exposed stonework; thirty feet long breakfasting kitchen with part vaulted ceiling, comprehensive range of cabinets and laundry cupboard; sun room with french door to garden; inner hall; rear lobby; open staircase to three well-proportioned bedrooms with en suite wc wash room accompanying the master bedroom.

Offering space, style, flexibility and status, viewing is imperative to appreciate what is on offer at this fabulous rural property.

The property is serviced by local amenities in Allendale which include well-stocked cooperative store, public houses, sports clubs, schooling, GP practice, vets and takeaway. The property is also situated just off the local valley bus route and with road links to Allendale and Hexham as well as the Northumberland and Durham Dales which offer stunning scenery, a plethora of countryside walks and attractions.

## INTERNAL DIMENSIONS

Breakfasting Kitchen: (L-shaped) 30'0 x 17'0 reducing to 8'8 (9.14m x 5.18m reducing to 2.64m)

Sun Room: 10'0 x 8'6 (3.05m x 2.59m)

Lounge Diner: 33'9 x 15'0 (10.29m x 4.57m)

Study: 11'4 x 7'7 (3.45m x 2.31m)

Master Bedroom: 13'11 x 8'10 (4.24m x 2.69m)

Bedroom 2: 15'5 x 8'2 (4.7m x 2.49m)

Bedroom 3: 11'1 x 7'9 (3.38m x 2.36m)

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Private Supply

Sewerage: Septic Tank

Heating: Oil

Broadband: Fibre TTC

Mobile Signal / Coverage Blackspot: No

Parking: Driveway

## MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

## RESTRICTIONS AND RIGHTS

The property is subject to a standard wayleave.

## TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

## COUNCIL TAX BAND: B

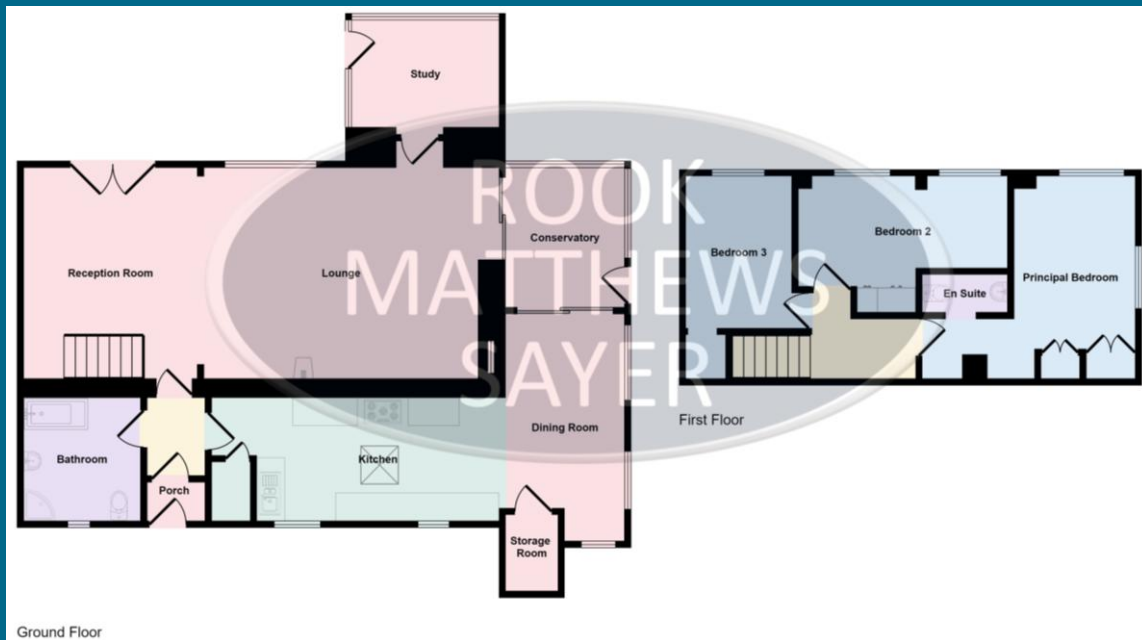
## EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.



**Money Laundering Regulations** - intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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