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HEXHAM ROAD, WARK, HEXHAM, NE48

£275,000

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Substantial attractive double fronted stone-built character five-bedroom terraced home within the picturesque village of Wark. Formerly a public house, the property retains many original features while offering excellent flexibility for modern family living.

The home is rich in character, with two impressive inglenook fireplaces, exposed beams, vaulted ceilings and a number of versatile reception spaces. One of the standout features is the former function room, which provides an exceptional fifth bedroom or reception room with access to a balcony and the potential to divide to create a sixth bedroom, whilst the workshop, cellar and covered courtyard further enhance the property's versatility

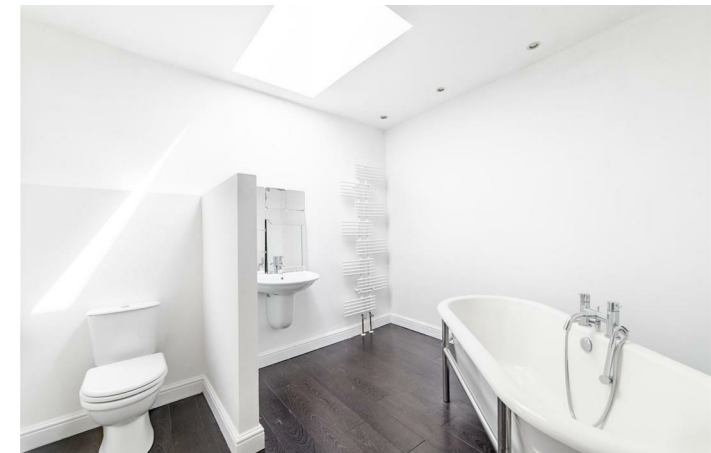
Located in the charming village of Wark, this home benefits from a fantastic range of local amenities including a well-stocked village shop and post office, a café, a friendly local pub, and a highly regarded primary school — all within walking distance. The area is also well-served for secondary education, with several excellent schools in nearby towns such as Hexham and Bellingham, many offering school transport options from the village.

Despite its peaceful rural setting, Wark offers good transport links. Regular bus services connect Wark to Hexham (with a bus stop conveniently located next to the house), which provides onward travel via rail to Newcastle, Carlisle, and beyond. For drivers, the A68 and A69 are easily accessible, offering convenient routes across Northumberland and into the wider region.

Surrounded by the stunning Northumberland countryside and within reach of everything you need, this is an ideal home for first-time buyers, downsizers, or anyone looking to enjoy village life in a beautifully finished property.

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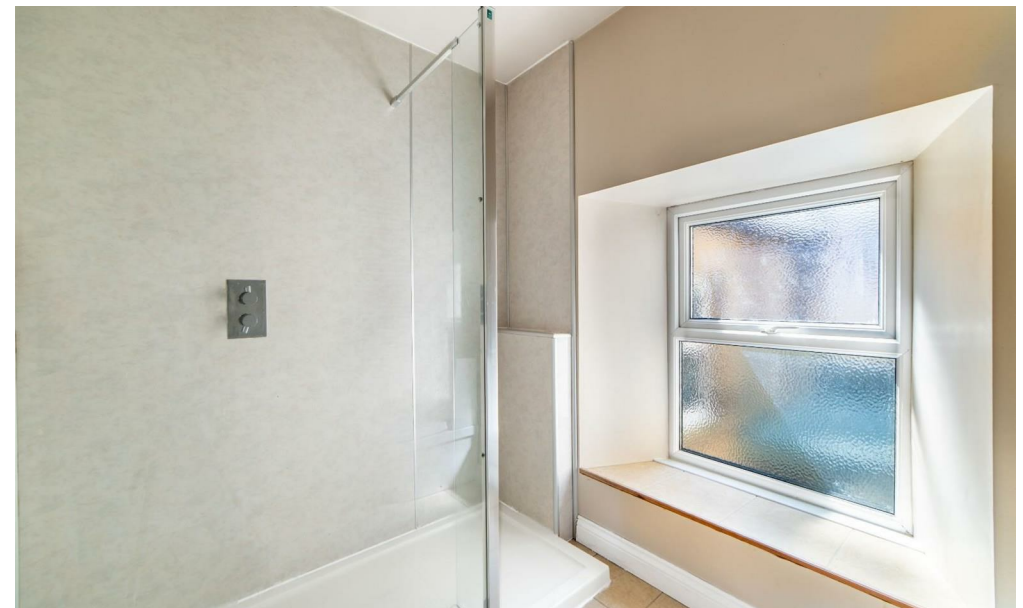
The internal accommodation comprises: An entrance door opening into an exceptionally spacious living room, where two impressive inglenook fireplaces create striking focal points. Positioned to the left is a substantial inglenook fireplace with a stove, whilst a second inglenook fireplace is located to the right, enhancing the room's character and charm. The living room benefits from underfloor heating. From here, the accommodation flows into the generous dining kitchen, fitted with an excellent range of cabinetry and offering ample space for appliances together with family dining. A staircase leads down to the cellar, providing excellent storage.

To the first floor, there are five bedrooms together with the potential to create a sixth bedroom if desired. Two generous double bedrooms are positioned to the front of the property, enjoying pleasant views over the village green, whilst a further bedroom is situated centrally and would make an ideal child's bedroom or home office (previously

used as a dressing room and retaining custom-built clothes rails). To the rear is another spacious bedroom, featuring exposed stonework, impressive beams, a vaulted ceiling and Velux windows, creating a wonderfully characterful space. Also on this floor is the former function room of the old public house, an exceptionally large and versatile room that could be utilised as a very large bedroom or magnificent reception room. Subject to a purchaser's requirements, this room could be divided to create a sixth bedroom. This room also benefits from access to a balcony, providing an attractive seating area. The accommodation is completed by a family bathroom with a bespoke bath and Velux window, together with a separate shower room with large walk-in shower.

Externally, the property benefits from a generous covered courtyard, providing sheltered outdoor space with ample room for parking or storage. The courtyard leads directly to the large workshop, which benefits from power and plumbing, with a practical utility room beyond housing the boiler. Together, these spaces offer excellent flexibility for a range of uses and, subject to the necessary planning permissions and building regulations, present exciting potential to be converted into additional living accommodation.

The property is offered with no onward chain, as a freehold and with oil central heating. There is under floor heating to the large lounge and well-appointed electrical sockets around the property.



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING : D

