



Cross Bank Farm Cottage, Acomb, NE46

Offers over: £250,000

This well-maintained property offers spacious and versatile accommodation, briefly comprising: entrance hall, a bright and welcoming sitting room, modern kitchen with utility room, three well-proportioned bedrooms, and the family bathroom. Externally, the property benefits from both front and rear courtyard areas.

Situated in the heart of Acomb, this home enjoys excellent access to local amenities including shops, schools, pubs, and parks - all within easy walking distance. Acomb lies just a short drive from Hexham, with convenient transport links providing easy connections to the wider Northumberland area, Newcastle, and Carlisle.



Entrance Hall

The front external door opens up into the entrance hall with double central heating radiator, staircase to the first floor, wood-effect flooring, and access to the living room.

Living Room - 4.48m x 4.21m (14'8" x 13'9")

The spacious living room is centered around a charming Inglenook fireplace with multi-fuel stove, a south-facing double glazed window, double central heating radiator, and carpet flooring.



Kitchen - 2.41m x 4.15m (7'10" x 13'7")

The modern kitchen has a range of modern wall and floor units with contrasting worksurfaces and integrated appliances including oven with canopy extractor hood above, dishwasher, and one and a half bowl stainless steel sink with drainer unit; splashback tiling, double glazed window, loft access, external door to rear courtyard, and vinyl flooring.



Utility Room - 2.25m x 2.21m (7'4" x 7'3")

The utility room, with further wall and floor units for additional counter space, features plumbing for washing machine, a stainless steel sink with drainer unit, and space for further appliances such as fridge/freezer and dryer, with wood-effect flooring.

Bedroom One - 2.98m x 4.27m (9'9" x 14'0")

The master bedroom, with ample space for a double+ bed and fitted wardrobes, has a south-facing double glazed window, double central heating radiator, overstairs storage cupboard, and carpet flooring.



Bedroom Two - 2.54m x 3.58m (8'4" x 11'8")

The second bedroom, which also has space for a double bed and wardrobes, features a double glazed window, single central heating radiator, and carpet flooring.



Bedroom Three - 1.6m x 3.11m (5'2" x 10'2")

The third is a single bedroom, which would make for the ideal study or dressing room, and includes a single central heating radiator, Velux window, and carpet flooring.





Bathroom - 2.88m x 1.55m (8'2" x 5'1")

The family bathroom is equipped with a low level WC, vanity wash hand basin unit, and bathtub with overhead shower; half-tiled walls, double central heating radiator, double glazed privacy window, and tiled flooring.



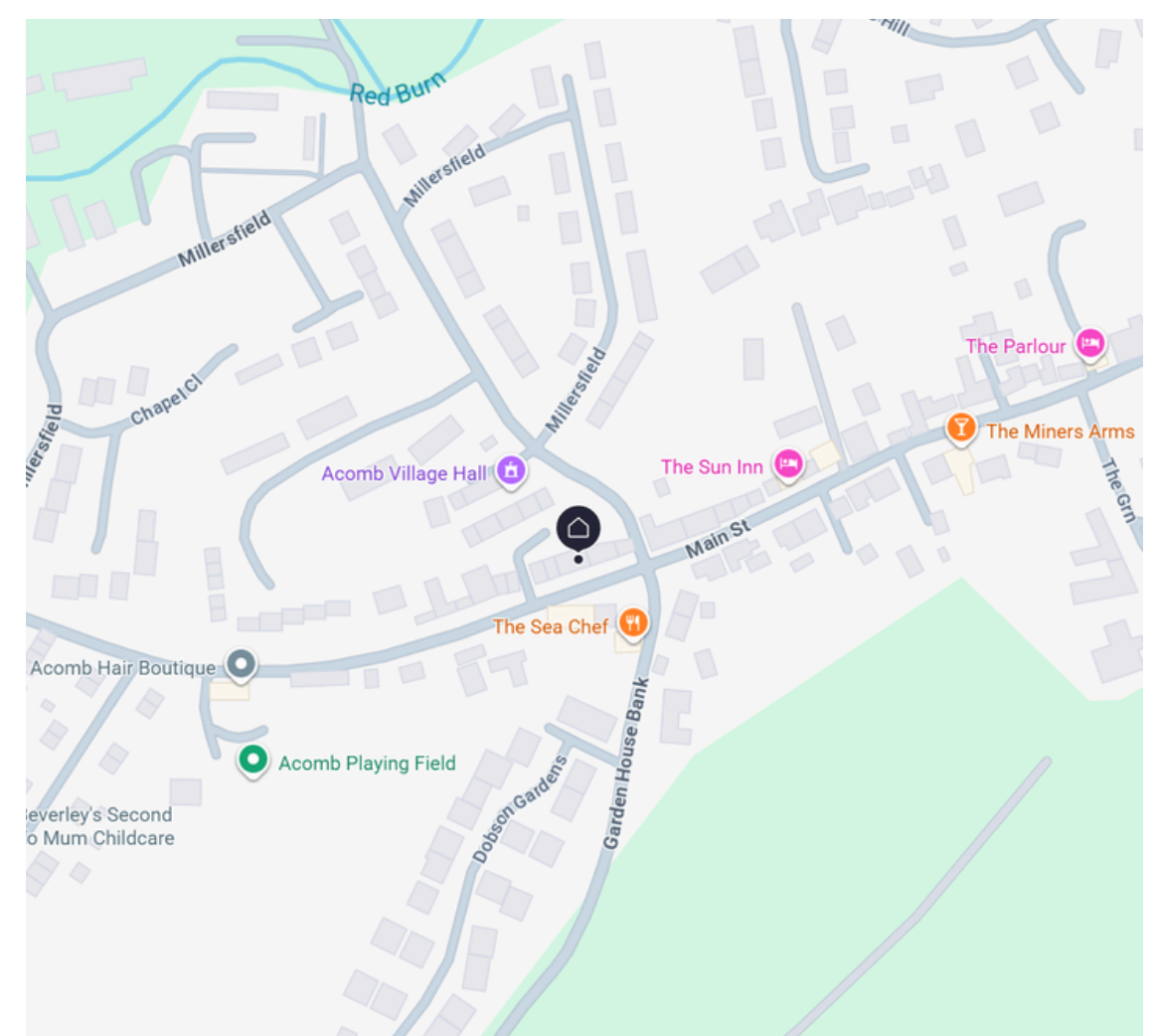
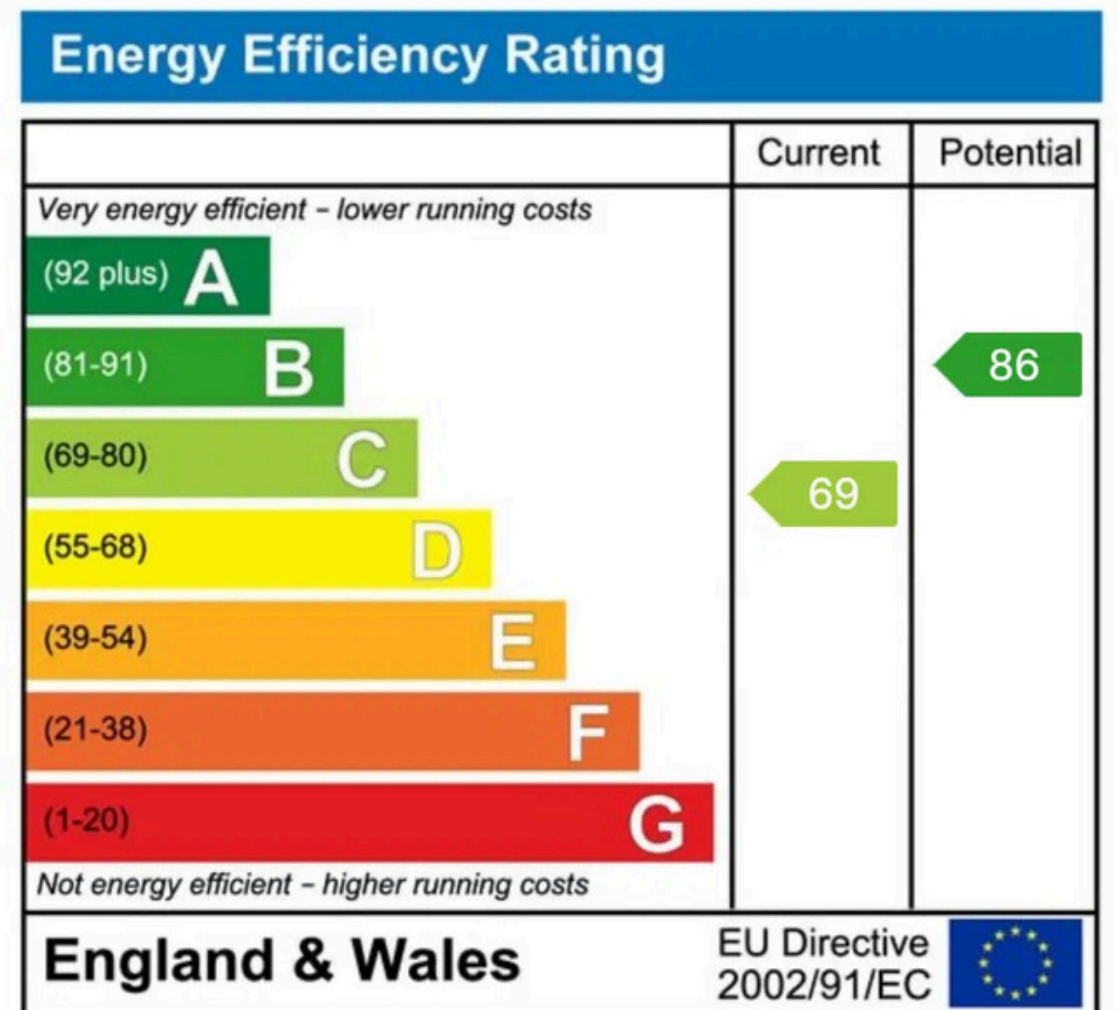
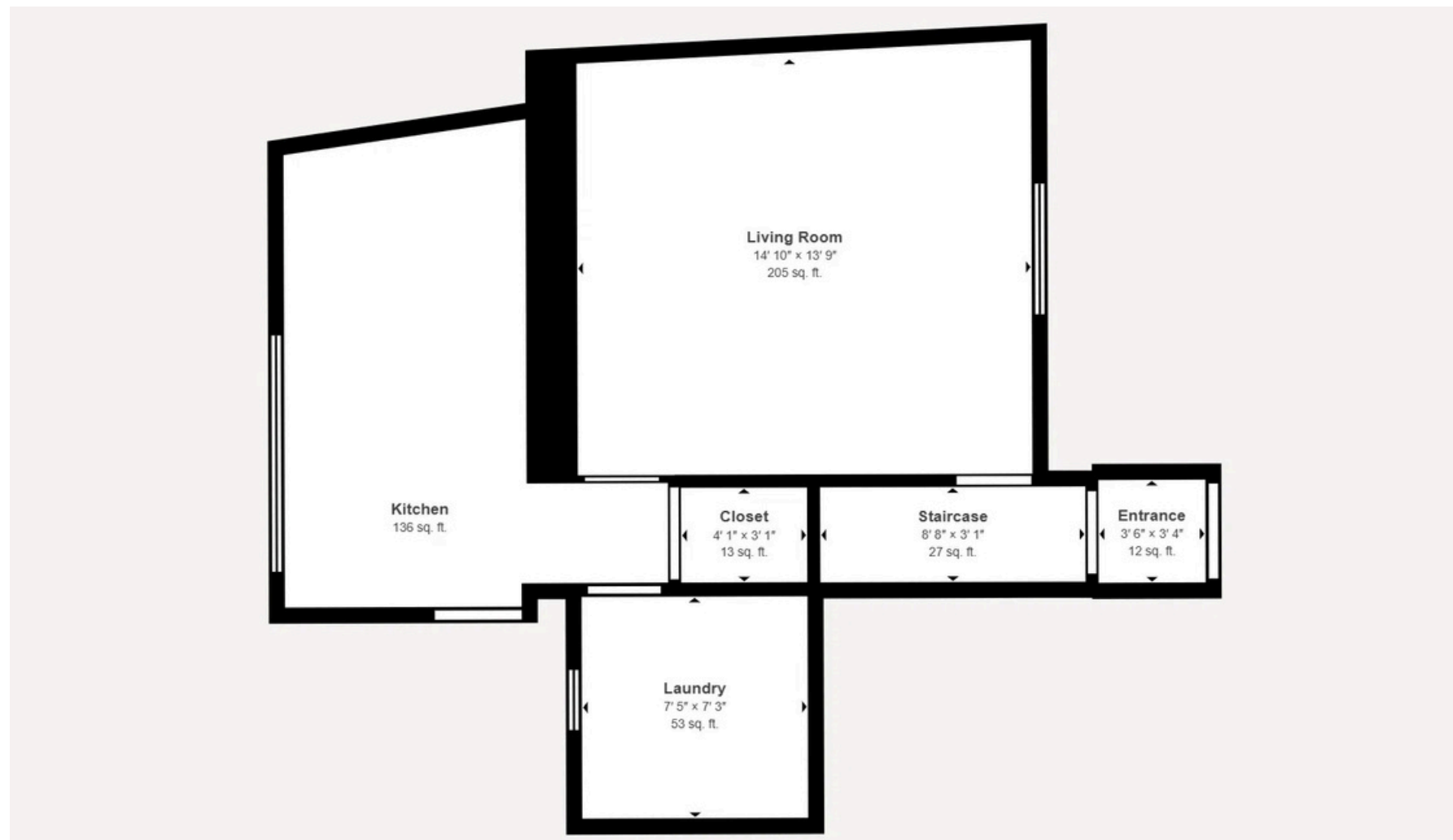
External

The property benefits from a resin courtyard to the front providing excellent kerb appeal, a private paved garden to the rear with an outdoor store, and off-street parking just behind the back gate.



Services

We have been advised the property has mains electricity, mains water, gas central heating, and mains drainage.



Material Information

Prospective buyers should review the following details before making any purchase decisions. Broadband speed for the area can be determined by entering the postcode into the Broadband Speed Checker ("UK's No. 1 Broadband Speed Test"). Mobile network coverage can be verified through the Ofcom website. These particulars are intended to offer a fair representation of the property; however, accuracy cannot be guaranteed, and they do not constitute a contractual offer. Buyers should conduct their own inspection of the property. None of the listed appliances or services have been tested by us, and we advise purchasers to seek a qualified professional to assess them before making any legal commitments.

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