



Main Street Wark

- End of Terrace
- Extensive South Facing Gardens
- Large Driveway
- Detached Garage
- Large Family Kitchen
- Village Location
- Sun Trap Conservatory
- Freehold
- EPC Rating: TBC
- No Onward Chain

Guide Price £300,000

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Sunnyside House

Wark

We are delighted to offer a unique opportunity to purchase a beautiful stone built, end of terrace in central Wark with extensive gardens, driveway and a garage.

The property itself offer spacious, versatile living throughout with a large family kitchen and conservatory overlooking the immaculate gardens.

Wark is a village 12 miles North of Hexham Town and offers a range of amenities including pubs, a post office and village farm shop where a range of local produce can be found. There is an active community centre who host regular activities for all ages, the village green which is a great place to encounter the local community and with the properties excellent location comes many stunning walks on the doorstep.

The Ground Floor:

Kitchen: 4.49m x 4.76m (14'8 x 15'7)

A large modern kitchen with a extensive range of fitted wall, base and drawer units. There are a range of integrated appliances, all of excellent condition and quality and a freestanding Rayburn.

Conservatory 2.77m x 2.76m (9'1 x 9'0)

A high-quality addition to the property which is spacious, sociable and is a place of tranquillity overlooking the property's surrounding gardens. There is access from the kitchen and French doors out onto the patio.

Living Room: 4.3m x 3.49m (13'2 x 11'5)

The living room is again spacious with lovely views of the front aspect of the home, a feature fireplace and an open aspect to the formal dining room.

Dining Room: 3.6m x 2.44m (11'9 x 8'0)

Open aspect to the living room, this versatile space is currently used as formal dining but could become an office area / playroom.

Hall: 7.65m x 1.13m (25'1 x 3'8)

Offers a large under stair storage cupboard and access to the ground floor accommodation and staircase.

Shower / Utility Room: 1.72m x 1.17m (5'7 x 3'10)

Accessed from the main hallway is a shower room and walk in cupboard which could easily be transformed into a bigger shower room or utility room.



To the First Floor:

Bathroom: 2.82m x 1.81m (9'3 x 5'11)

A white suite with attractive wood panelling. The bath has a shower overhead with WC and hand basin and a large storage cupboard.

Bedroom 2: 4m x 2.46m (13'1 x 8'1)

A lovely bright bedroom overlooking the rear of the home with lots of fitted storage and space for a king-size bed.

Bedroom 3: 2.18m x 3.23m (7'2 x 10'7)

A good size single bedroom overlooking the front of the home with again a fitted storage cupboard.

Bedroom 1: 4.28m x 3.37m (14'0 x 11'0)

A light room with again lots of fitted storage and space for a king size bed. This room has wonderful views of the river and surrounding countryside.

External WC and Boiler Room

A useful outside WC with the external oil fired combination boiler.

Externally the property is a sizeable plot which has a driveway to the rear of the home for multiple vehicles of all sizes, a detached garage and extensive gardens, all South facing with well stocked borders full of beautiful shrubs and stunning flower beds which have been meticulously cared for over the years to create a wonderful, peaceful haven to relax, enjoy and entertain family and friends.

The property throughout has been very well maintained both internally and externally and offers anyone seeking to purchase in the area a fantastic opportunity to create their forever home.

This property is offered with no onward chain and we advise early inspection to appreciate just what is on offer in this sought after village of Wark.

Please call our team for more information on 01434 601616.

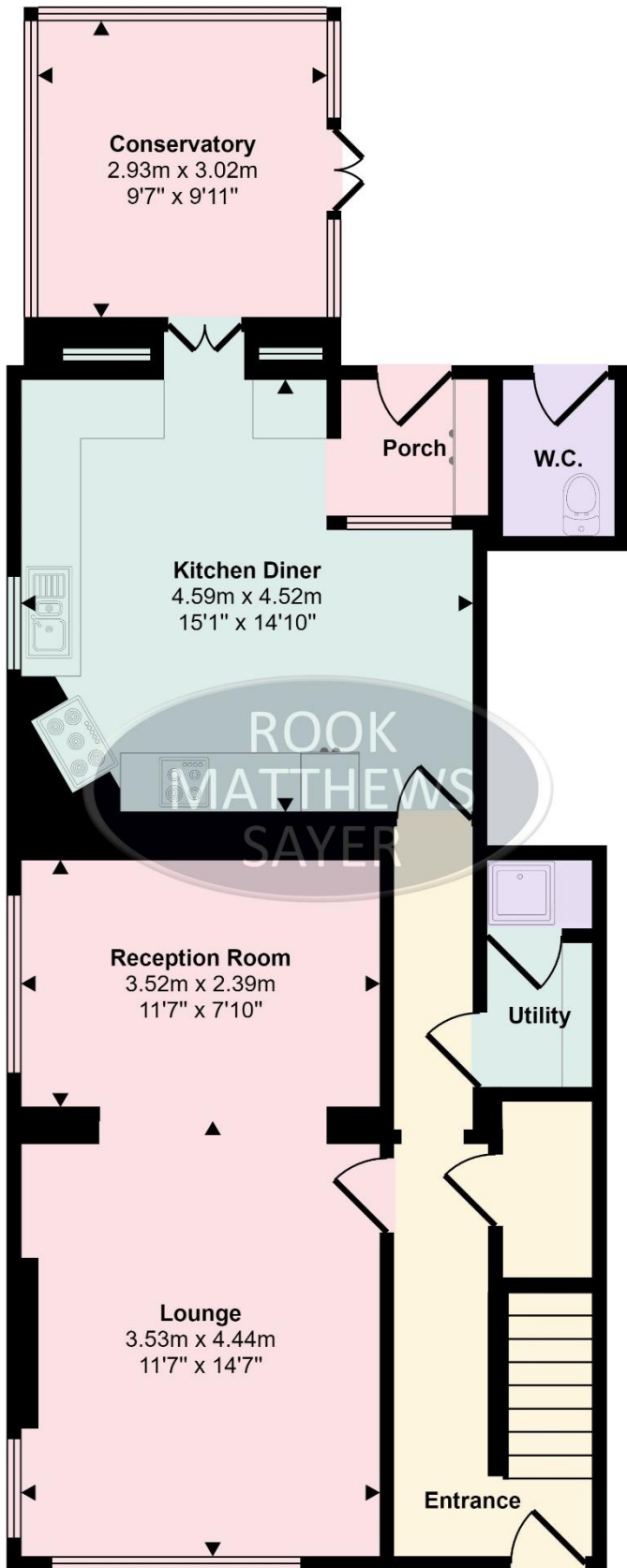
TENURE: Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

Council Tax Band: C

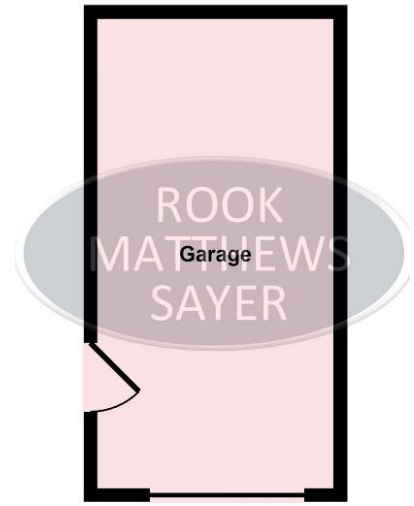
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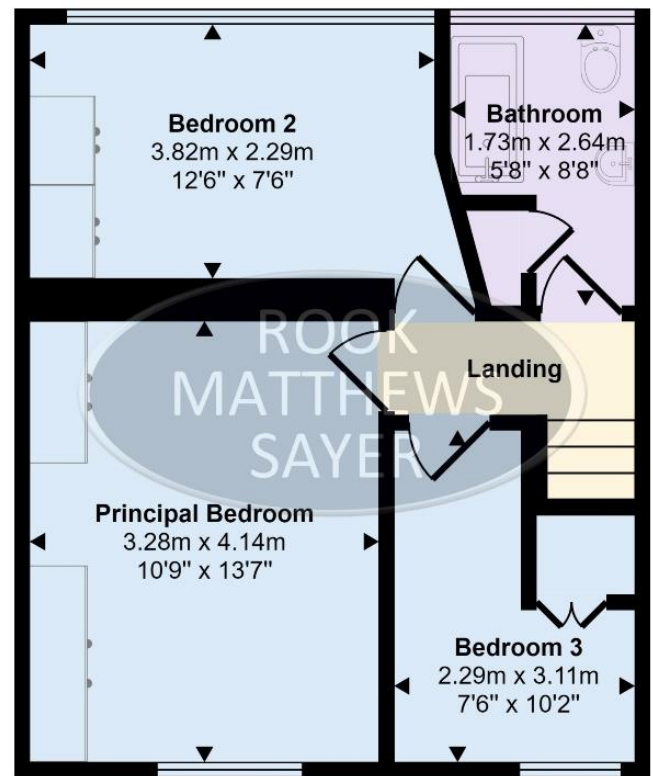




Ground Floor



Garage



First Floor

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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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