



Hexham House

Wark

- End Of Terrace
- Three Reception Rooms
 - Five Bedrooms
 - Village Location
 - Freehold
- Traditional Features

Guide Price **£275,000**

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Wark

This neutrally decorated end of terrace property boasts three reception rooms, ideal for families and couples seeking a spacious home. The property features five bedrooms, each with its own unique characteristics. Bedroom one offers a spacious double room, while bedroom two provides natural light, making it a bright and inviting space. Bedroom three is another spacious double room with abundant natural light, perfect for relaxation. Bedroom four offers additional space for a growing family, and bedroom five is a newly refurbished single room with natural light streaming in and a stunning feature fireplace.



The property includes two bathrooms, one to the ground floor with a walk-in shower and one to the first floor with a bath and a galley-style kitchen with built-in pantries, catering to modern living needs. The three reception rooms feature high ceilings, two with fireplaces, and large windows, creating a warm and welcoming atmosphere. The courtyard garden and driveway parking add to the appeal, providing outdoor space and convenience for residents.



Located in the vibrant village of Wark with public transport links, nearby schools, local amenities, and green spaces, this property offers a strong sense of community and historical charm. Walking routes are easily accessible for leisurely strolls. Don't miss the opportunity to view this delightful home.

Wark is a beautiful village set along the river North Tyne with simply stunning river side and countryside walks, not far from Kielder Water and Hadrian's Wall, the location would suit those with an interest in local history.



Internal Room Dimensions

Kitchen 16'07 x 8'03

Music Room 16'04 x 12'07

Lounge 11'02 (into alcove) x 15'07

Dining Room 15'06 x 13'04

Bedroom 13'03 x 16'11

Bedroom 16'06 (into alcove) x 14'03

Bedroom 12'01 (into wardrobe) x 7'05

Bedroom 8'06 x 12'11

Bedroom 8'03 x 16'05



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Solid Fuel

Broadband: Fibre

Mobile Signal Coverage Blackspot; No

Parking: Driveway Parking to rear

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.

RISKS

Flooding in last 5 years: No

Risk of Flooding: Zone 1

Any flood defences at the property: NA

Coastal Erosion Risk: Low

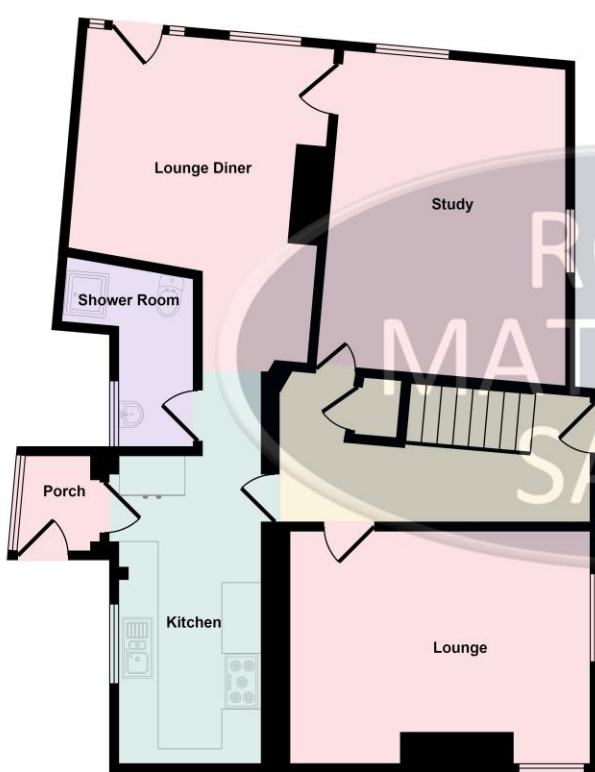
Known safety risks at property No

TENURE

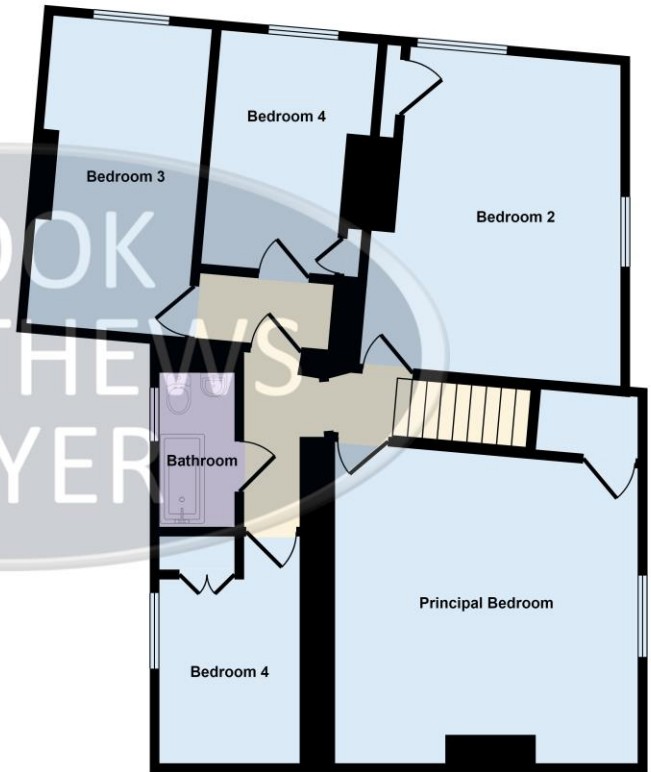
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: D

EPC RATING: TBC



Ground Floor



First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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