



Beaumont Lea Allendale

- Period Features
- Large Gardens
- Outbuildings
- Open Countryside Views
- Freehold

£ 345,000



ROOK
MATTHEWS
SAYER

Branch phone no.
Branch address

www.rookmatthewssayer.co.uk
branch@rmsestateagents.co.uk

Beaumont Lea

Allendale

Beaumont Lea is a delightful two-bedroom semi-detached home, situated on the outskirts of Allendale, which lies amidst glorious Northumbrian countryside yet within easy reach of Hexham, Newcastle and Durham. The property has been well-maintained by the current owners and offers bright and flexible accommodation with an abundance of period features including panelled doors, deep skirting boards and high ceilings to name a few.

A particularly lovely feature of Beaumont Lea is the generous garden space and open views. The property briefly comprises of entrance porch leading to a reception hall; sitting room; kitchen; breakfast/dining room; utility room; study and WC. To the first floor; Two generous bedrooms, one with a newly installed en suite and a family bathroom; gardens to the front, side and rear; driveway parking for several cars; detached timber double garage. The property benefits from UPVC double glazing and a newly installed oil central heating system. The property also benefits from planning permission to extend the ground floor, please contact our sales team for more information.

Allendale town offers a good range of everyday amenities including a post office/newsagent, small supermarket, butcher, café and a number of traditional public houses and a golf course. The surrounding area is popular for tourism, close to Hadrian's Wall and an ideal location to escape the hustle and bustle of modern-day life. Schooling: There is a primary school in Allendale, while senior schooling is offered in Haydon Bridge and Hexham. Commuting: The A69, which can be joined at Hexham or Haydon Bridge, gives excellent access to Newcastle to the East and Carlisle to the West, and to the A1 and M6. Railway stations, also located in Hexham and Haydon Bridge, provide cross country services to Newcastle and Carlisle. Newcastle International Airport is also easily accessible.

Internal Dimensions

Lounge 14'01 x 12'03

Kitchen 14'01 x 13'08

Breakfast Room / Dining Room 10'11 x 7'05

Utility 7'01 x 6'03

Study 12'06 x 7'06

Bedroom One 12'01 x 10'08

Bedrooms Two 11'07 x 10'11

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Oil

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Large Gravel 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.

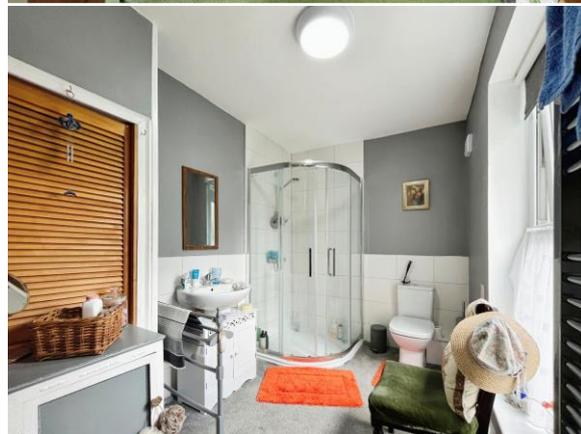
TENURE

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: D

"PropRef".KW.KW.18/4/2024.V.1



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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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