



Marden House | Hedley on the Hill | NE43

Offers Over: £450,000

Fantastic detached cottage with four bedrooms, large private plot with plenty of parking and large garage/workshop. The views from the plot are stunning across the Tyne Valley and the vendors have already secured an onward purchase so are keen to sell quickly.

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Detached Cottage

Open Valley Views

Large Garage / Workshop

Private Plot

Driveway Parking for Several Cars

Highly Desirable Village

Large Plot with Potential

Spacious Flexible Interior

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

The vendors of this superb detached property in a large versatile plot have been messed around by a previous aborted purchaser and have already secured an onward purchase so are keen to sell as quickly as possible.

The property is entered into the central hallway which has doorways off to all major ground floor rooms. There is also attractive feature staircase to the first floor.

The lounge is a large spacious room with feature fireplace housing multi-fuel burning stove and benefits from multiple large windows allowing lots of natural light into the room from the South and West elevations.

Off the rear of the kitchen is a doorway through to the kitchen which again has plenty of natural light from the large window overlooking the rear garden and Tyne Valley beyond, as well as the sliding patio door which leads out into the rear garden decking area. The kitchen boasts modern wall and base units as well as breakfast bar and integrated appliances.

A very handy utility room forms almost a rear porch off the kitchen with plumbing for washer and further storage.

The dining room is generous and well-appointed with double doors leading out into the conservatory which is where the current owners basically spend their whole summer.

The remainder of the ground floor consists of two bedrooms, one large double with fitted bedroom furniture, one smaller currently kitted out as a study/home office overlooking the gardens and finally a family bathroom with attractive suite comprising bath, shower cubicle, WC, hand wash basin and

heated towel rail.

The first floor contains two double bedrooms, one with en-suite shower room and walk in wardrobe. The other has a full wall of fitted sliding door wardrobes. Both have sky light windows also.

Off the en-suite is a secret doorway which leads through to the attic space which is perfect for storage and access is much easier than your average loft hatch with ladder.

INTERNAL DIMENSIONS

Lounge: 23'4 x 14'9 (7.11m x 4.5m)

Dining Room: 13'3 x 8'5 (4.04m x 2.57m)

Kitchen: L shaped 14'8 max x 10'10 max (4.47m x 3.3m)

Utility Room: 7'4 x 4'10 (2.24m x 1.24m)

Bedroom 3: 11'7 x 9'8 (3.53m x 2.95m)

Bedroom 4/Study: 10'0 x 7'4 (3.05m x 2.24m)

Conservatory: 10'3 x 11'5 narrowing in curve (3.12m x 3.48m)

Bedroom 1: 13'8 x 9'0 narrowing to 7'2 (4.17m x 2.74m - 2.18m)

Bedroom 2: 12'5 x 11'11 (3.78m x 3.63m)

Garage: 34'4 x 18'2 narrowing to 14'7 (10.46m x 5.54m - 4.45m)

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Oil & Multi Fuel Stove

Broadband: Cable - Fibre in progress

Mobile Signal Coverage Blackspot: No

Parking: Garage & Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

ACCESSIBILITY

This property has a bathroom and bedroom on the ground floor.

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: F

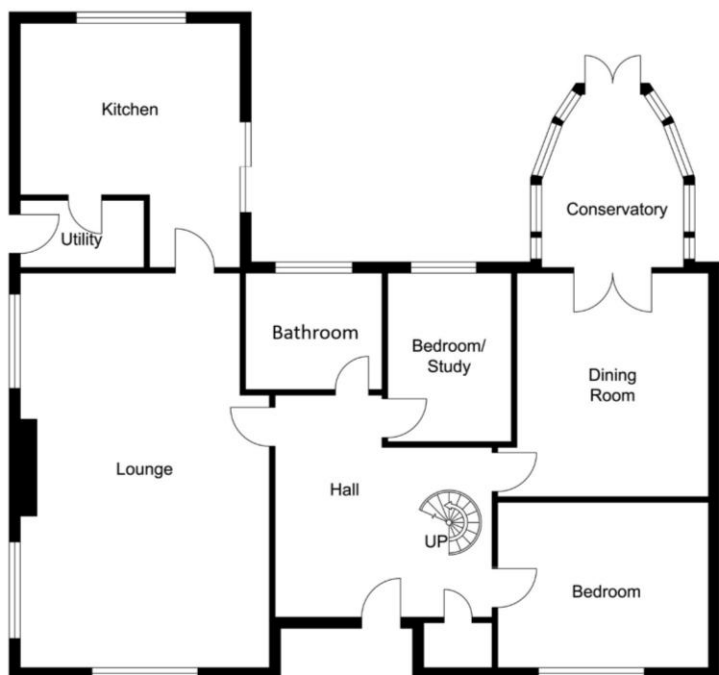
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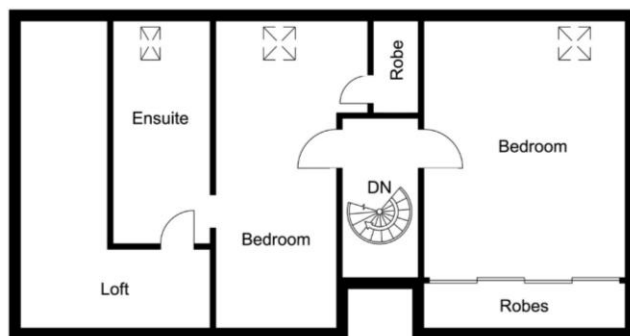
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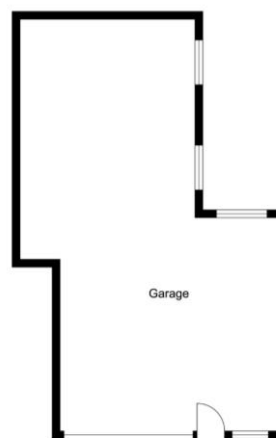


Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E		
21-38	F	36 F	
1-20	G		



Outbuilding

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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

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