



Low Byer Park | Alston | CA9

Offers Over £400,000

Detached family home at the top of a small picturesque rural estate with flexible accommodation, large integral garage with twin doors, driveway parking, picturesque balcony with views and spacious modern interior.

The accommodation, over two floors, currently offers seven bedrooms and two reception rooms but they could be swapped around to create one or more studies, hobby rooms or snugs if needed.

Floor Space: 2777sqft (258sqm)

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DETACHED FAMILY HOME

LARGE GARAGE

SEVEN BEDROOMS

DRIVEWAY PARKING

EN-SUITE

MODERN INTERIOR

BALCONY WITH VIEWS

SPACIOUS ACCOMMODATION

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

This property really has the Tardis effect. Even the current owners recall the moment they walked into the house for the first time and realised how much bigger than expected it was inside - over 2770 square feet floor space.

The property is entered from the driveway via steps into the central hallway. This hallway can also be accessed internally directly from the garage.

The lounge is a generous room, situated to the front elevation with large picture glass frontage, taking advantage of the open rural views due to the elevated position of the property. Sliding doors give access to the balcony which is perfectly positioned with a South Westerly aspect for enjoying the summer evenings al fresco. The lounge also has an attractive brick effect feature fireplace with oak mantle.

To the rear elevation, looking out onto the rear garden is the dining room, again benefiting from external sliding door. Attractive flooring and décor make this room a pleasure to be in.

The kitchen is generous in size and again situated to the rear elevation with triple width window out to the rear garden and terrace. There is an external door and a great range of modern base and wall units offering plenty of drawers, cupboards, worktop space and ample room for utilities.

The family bathroom is next along the hall with suite comprising panelled bath, separate shower cubicle, WC and hand wash basin. Part tiling to walls and frosted window to the rear elevation. A handy linen cupboard is just around the corner.

There are four bedrooms currently situated on this floor including the master with en-suite, as well as a double room with fitted wardrobes and handy under-stair recessed area.

Stairs lead up from the central hallway to the top floor which hosts three very spacious bedrooms, a further bathroom and additional separate WC.

The top floor landing has a spacious area which currently has a sofa and lamp which creates a lovely area to sit and read.

Externally the property offers front and rear gardens, the rear having a raised patio seating area and open fields behind. To the front a large double width driveway gives parking for four cars as well as the space within the large garage with twin doors.

Alston is the highest market town in England and boasts a location, deep in the North Pennines Area of Outstanding Natural Beauty, surrounded by rolling valleys, woodland and heather moorland. Alston town has two small supermarkets, and handful of pubs and hotels, golf course, local hospital, fuel stations and steam railway. Local larger towns of Penrith and Hexham are within easy reach for more comprehensive amenities if needed.

The Lake District is less than an hour away, as is Hadrian's Wall and the Pennine Way walking route runs right through the nearby fells. Rural walks are aplenty around Alston and the A689 is regarded as one of the best roads in the country to drive due to the nature of the countryside and surrounding views.

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre to Cabinet

Mobile Signal Coverage Blackspot: No

Parking: Large Driveway and Garage

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.

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: C

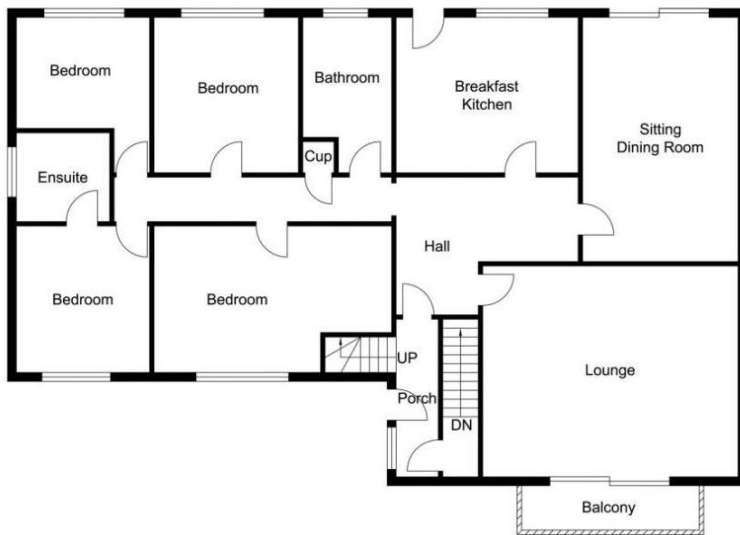
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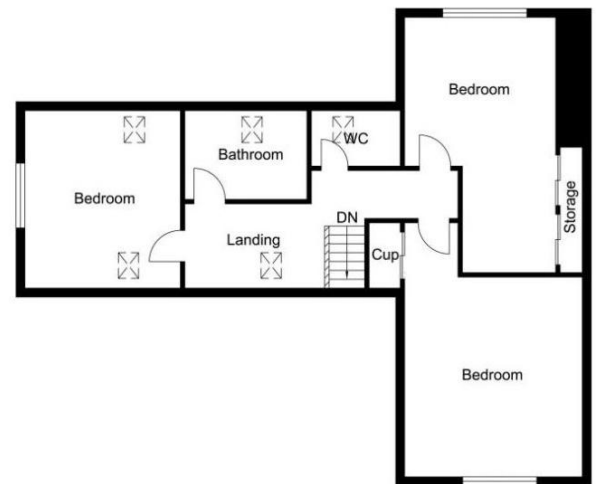
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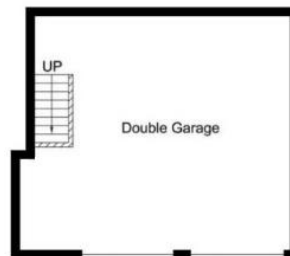
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Ground Floor



First Floor



Garage

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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