



Allerwash Cottage | Allerwash | NE47

£460,000

This spacious property offers ample space inside and out with large driveway and south facing gardens surrounding the property on two sides.

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SEMI-DETACHED COTTAGE

GENEROUS GARDENS

FOUR BEDROOMS

PRIVATE RURAL GARDENS

EN-SUITE

QUALITY FURNISHINGS

LARGE DRIVEWAY PARKING

OUTBUILDINGS

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

This stone built cottage is semi-detached with plenty of outside space and set in a private, quiet area, not far from Hexham. With original exposed beams and floorboards throughout, this character property is a perfect blend of old and new with quality doors, fixtures and fittings complimenting the original fireplaces and cottage style windows with plantation shutters.

This spacious property offers an airy feel inside and out with large driveway, south facing gardens surrounding the property on two sides, generous bedrooms and a real private feel provided by surrounding woodland and fields.

The hub of this home is a very attractive open plan lounge/dining kitchen with vaulted ceiling, exposed beams, roof lights and wood flooring creating a spacious bright room with ample floor space for entertaining guests. Feature fireplace with multi-fuel burning stove inset, as well as AGA cooker with stainless steel splash back and extractor above; attractive work surfaces housing inset sink unit with mixer tap and tiled splash backs with shelving above. Two large south facing cottage windows overlook the side garden area. Space for freestanding double fridge freezer unit; floor sockets are also installed to accommodate the imposing kitchen island.

Adjacent to the kitchen is the utility room with wall and base units, work surfaces and sink drainer unit with mixer

tap; high level shelving; plumbing for white goods; attractive tiled splash backs as well as the pantry cupboard offering a fantastic kitchen store.

The study is a great space which could obviously be used as a small bedroom if needed, again with exposed floorboards as well as a south facing window.

The family bathroom is another room to the south elevation with attractive white Villeroy and Boch suite comprising bath, low level WC, hand wash basin, tiling to floor and walls, modern vertical radiator, curved corner shower cubicle, extractor fan and feature pulley drying rail.

Bedroom four is a single room with south facing window over the gardens and space for freestanding bedroom furniture.

The principle bedroom has shuttered windows to front and side elevations and is very light and spacious. This room boasts an original open feature fireplace, ample space for furniture and built in wardrobe. Off the bedroom is an en-suite shower room with WC, hand wash basin, shower cubicle, heated towel rail and extractor fan.

Both bedrooms to the rear are large and very versatile offering spacious bedrooms or additional large reception rooms with exposed flooring and windows. One of these rooms has an additional door to a rear porch offering an alternative entrance to the home or storage space. This

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room has been used as a lounge in the past with stone inglenook fireplace housing a woodchip boiler.

Externally the property has a gravelled driveway providing parking for multiple cars. The gardens are split into two separate areas, both laid mainly to lawn with mature shrubs and borders which provide a great space for pottering or for children to play in. One garden backs on to a wooded area, away from the house, providing shelter and privacy with ample space for dining and outdoor furniture, whilst the other is immediately in front of the house offering perfect private entertaining space with multiple stone built outbuildings for secure storage. Solar panels are an added benefit, generating an income for the occupier.

INTERNAL DIMENSIONS

Entrance Porch – 5'1 x 6'2 (1.55m x 1.88m)

Kitchen/Diner/Lounge – 15'10 x 28'3 (4.83m x 8.61m)

Utility Room – 3'11 x 8'5 (1.19m x 2.57m)

Pantry – 5'0 x 5'0 (1.52m x 1.52m)

Hallway – 18'1 x 4'0 (5.51m x 1.22m)

Study – 6'3 x 9'0 (1.91m x 2.74m)

Bedroom Four – 6'2 x 12'3 (1.88m x 3.73m)

Principal Room – 15'11 x 17'11 (4.85m x 5.46m)

En-Suite – 2.8 x 5'10 (0.81m x 1.78m)

Bedroom Three 15'8 x 11'2 (4.78m x 3.4m)

Bedroom Two – 15'11 x 15'12 (4.85m x 4.88m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Septic Tank

Heating: Biomass Boiler

Broadband: Fibre to Premises

Mobile Signal Coverage Blackspot: No

Parking: Driveway

TENURE

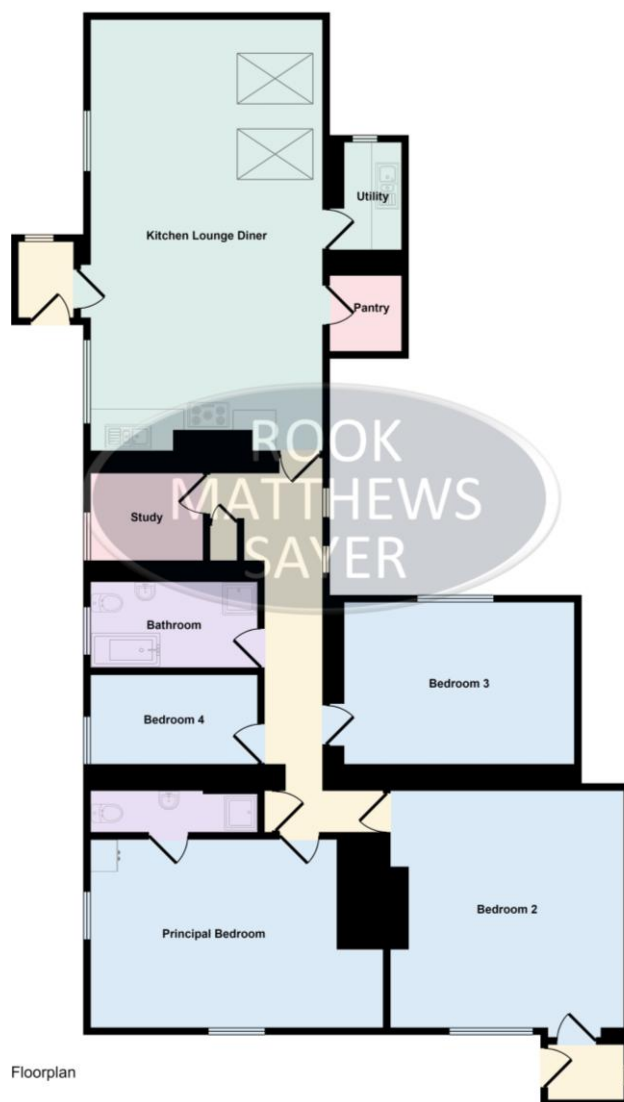
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: D

EPC RATING: E

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	48 E	
21-38	F		
1-20	G		

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