



North Bank | Haydon Bridge | NE47

£500,000

RMS | Rook
Matthews
Sayer



Period Family Home

South Facing Gardens

Four Bedrooms

Detached Garage

Traditional Features

Desirable Location

Stunning Elevated Countryside Views

Open Plan Kitchen Diner

For any more information regarding the property please contact us today.



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Impressive stone-built period semi-detached property with stunning elevated Tyne Valley views and flexible spacious accommodation including basement, sun room and detached garage.

This beautiful home is offered to the market on the desirable North Bank of Haydon Bridge in an elevated south-facing position taking advantage of the stunning rural outlook over Tynedale and the amenities available in the village.

Both the lounge and dining room are stunning rooms, dominating the feel of the house and providing generous and luxurious spaces to relax and dine. Panelled ceilings, picture rails, period fireplaces, inviting bay windows and attractive flooring are all homely and comforting features.

The sun room is off the dining room and provides the perfect sun-kissed space to watch the world go by in peace with a book and a coffee. The kitchen diner is a generous open plan space, again with period fireplace, this time an inglenook with log burner keeping the room cosy.

All four bedrooms are well appointed with varying views and floor space, all with access to the family bathroom and separate wc for convenience.

The basement is accessed from a doorway in the kitchen, the staircase leads down to a split area, perfect for use as workshop space or utility/games room with a window overlooking the gardens and views yet again.

To the front elevation, there is a pleasant welcoming low maintenance courtyard with gated access from the street. A gated walkway follows around to the rear garden which is deceptively extensive offering varying tiers of lawns, bedding plants, polytunnel and chicken coop – all with outstanding far-reaching views. At the head of the garden is a very pleasant patio placed in front of a covered seating area which commands the best of the views.

As mentioned above, the garage is detached from the main dwelling, offering vehicular access from North Bank. Beneath the garage is a superb storage area with restricted head height, accessed from the walkway at the side of the property.

Haydon Bridge is a charming and highly sought-after Northumberland village set on the banks of the River South Tyne, offering a perfect blend of rural beauty and everyday convenience. The village boasts a range of local amenities including shops, cafés, schools and welcoming pubs, all within easy walking distance. Surrounded by stunning countryside and close to Hadrian's Wall, it's ideal for those who enjoy the outdoors, while excellent rail and road links provide easy access to Hexham, Newcastle, Carlisle and beyond.

INTERNAL DIMENSIONS

Open Plan Kitchen/Diner (L Shaped): 27'11 max x 14'10 max (8.51m x 4.52m)
Lounge: 14'3 into alcove x 17'6 into bay (4.34m x 4.04m)
Dining Room: 14'6 max x 13'3 into alcove (4.42m x 4.04m)
Garden Room: 12'4 max x 5'7 max (3.76m x 1.70m)
Cellar: 25'5 into bay x 10'0 max (7.75m x 3.05m)
Bedroom One: 14'5 into alcove x 14'10 max (4.39m x 4.52m)
Bedroom Two: 13'4 into alcove x 1'10 max (4.06m x 4.52m)
Bedroom Three: 10'3 into alcove x 14'11 max (3.12m x 4.55m)
Bedroom Four: 6'7 max x 9'11 max (2.01m x 3.01m)
Bathroom: 7'2 max 6'5 max (2.18m x 1.96m)
WC: 3'8 max 2'8 max (1.12m x 0.81m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Oil
Broadband: Fibre to premises
Mobile Signal Coverage Blackspot: No
Parking: Garage & On Street

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: E

EPC RATING: E

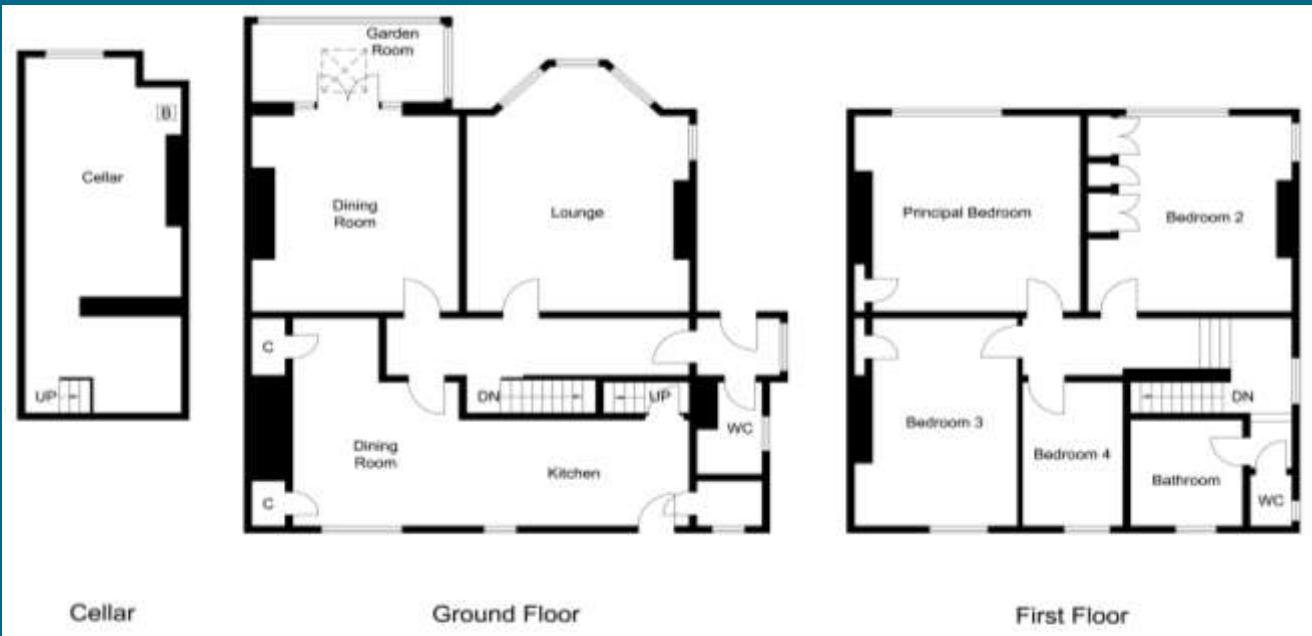
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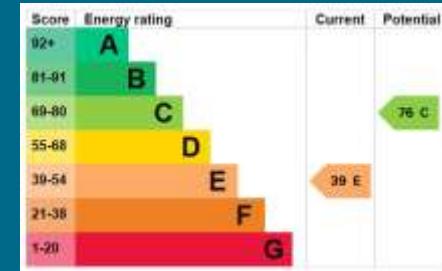
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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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.

