



Newfield | Catton | NE47

Offers Over £450,000

Stone built spacious family home on the periphery of Allendale with wrap around gardens, plenty of parking and stunning open views.

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DETACHED FAMILY HOME

SOLAR PANELS

FOUR / FIVE BEDROOMS

PARKING FOR SEVERAL

TWO / THREE RECEPTION

DETACHED DOUBLE GARAGE

OPEN RURAL VIEWS

GROUND FLOOR WC

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

Occupying an elevated position, standing on a plot over half an acre in size with fabulous views in all directions, this character stone built detached home is highly recommended.

Idyllically located within a rural setting, yet within a few minutes' drive of Allendale and Hexham which offer groceries, healthcare and mainline transport links.

Offering spacious and versatile accommodation, briefly comprising four spacious double bedrooms, three bathrooms and three reception rooms. The layout lends itself to creating a ground floor bedroom as well as the four on the first floor.

The front door leads into the entrance lobby with composite double glazed entrance door, window to front elevation and plenty of space for cloaks hanging. A further door leads into the open plan lounge with multi-fuel burning stove, large picture window to the south and doors to kitchen, dining room and the third reception room (fifth bedroom).

The third reception room (or fifth bedroom) is a spacious room with another picture window to the front and feature beamed ceiling, some remedial works are required in this room.

Double inter-connecting doors lead through from the lounge to the generous dining room which boasts twin French doors out to the rear garden and a further internal door to the splendid breakfasting kitchen offering a fashionable range of cabinets, expensive granite worktops, space for free-standing American style double width fridge/freezer, built-in double eye-level oven, electric hob with extractor above and integrated dishwasher.

To the rear, a lobby leads off the kitchen, offering a rear external door as well as utility room with pantry and guest cloakroom.

The timber open staircase leads from the main lounge up to the first floor landing which offers doors to all four generous bedrooms and the huge family bathroom.

Both bedrooms to the rear elevation have been lovingly refurbished adding en-suite shower rooms. To the front elevation there are two further large double bedrooms and the spacious family bathroom with four-piece white suite including bath and large separate shower cubicle.

Externally the mature gardens are to three sides, two of which immediately adjoin farmland. To the fourth side, a gated tarmac driveway leads around to the detached double width garage at the rear of the property, courtyard parking for several vehicles as well

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as the driveway parking to the front.

We stress that this home, in such an idyllic setting, must be viewed to be appreciated.

The vendor acknowledges that some remedial works are needed however this attractive dwelling oozes charm and character with a modern twist. Slate/wood floors, double glazing, oil central heating and the addition of solar panels add to its appeal.

INTERNAL DIMENSIONS

Lounge: 17'11 x 14'5 into stairs (5.46m x 4.39m)

Dining Room: 15'6 x 13'11 plus wide recess (4.72m x 4.24m)

Reception Three/Bedroom: 13'10 x 14'6 (4.22m x 4.42m)

Breakfasting Kitchen: 14'2 x 14'6 reducing to 7'3 (4.32m x 4.42m)

Utility Room: (irregular) 9'11 max x 16'6 max (3.02m x 5.03)

Bedroom 1: 14'0 x 12'9 plus recess and double wardrobe (4.27m x 3.89m)

En-Suite: 7'10 x 3'11 (2.39m x 1.19m)

Bedroom 2: 14'1 x 12'10 reducing to 8'10 (4.29m x 3.91m)

En-Suite: 7'11 x 3'7 (2.41m x 1.09m)

Bedroom Three: 14'6 x 13'11 (4.42m x 4.24m)

Bedroom Four: 13'0 x 11'7 (3.96m x 3.53m)

Family Bathroom: 15'1 x 9'11 max

Garage: 18'3 x 18'0 (5.56m x 5.49m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Septic Tank

Heating: Oil

Broadband: Fibre to Cabinet

Mobile Signal Coverage Blackspot: No

Parking: Garage / Large 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.

Agents Note:

We are aware of potential asbestos in the ceilings.

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: F

EPC RATING: D

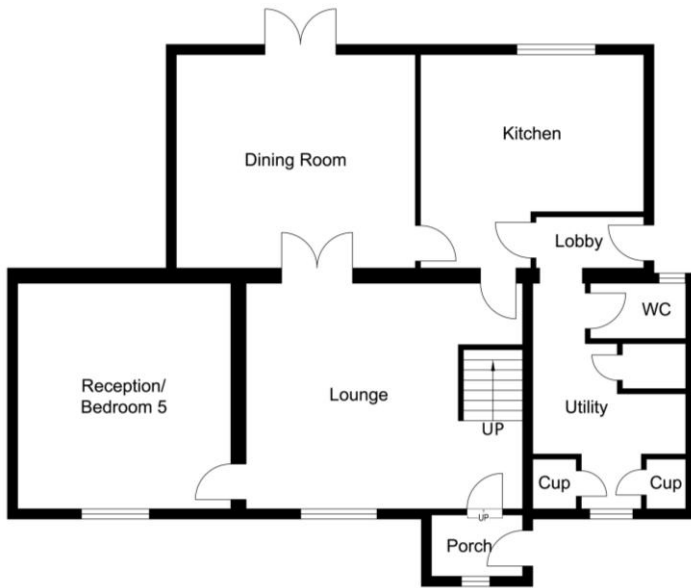
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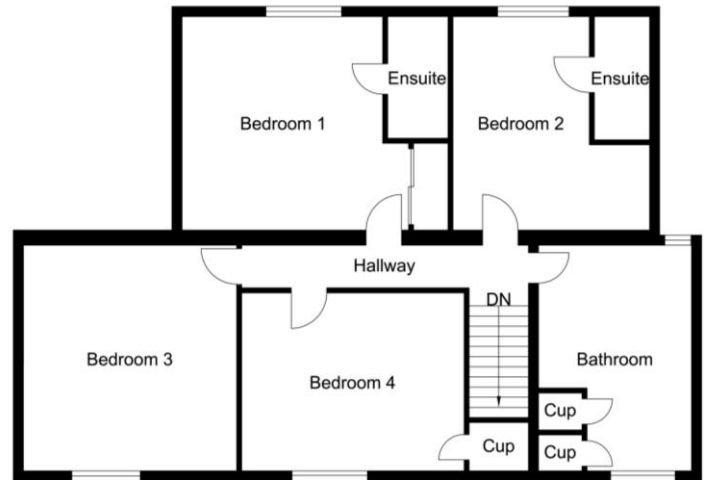
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Ground Floor



First Floor

"EPC in Progress"

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