



Allendale | Hexham | NE47

Offers Over £400,000

RMS | Rook
Matthews
Sayer



3



2



3

Former Church Hall Conversion

Village Location

Three Bedrooms

Off-Street Parking

Grade II Listed

Private Patio

Spacious Accommodation

No Onward Chain

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



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Nestled in the heart of the picturesque village of Allendale, this former church hall is a beautifully converted Grade II listed semi-detached character property that seamlessly blends historic character with modern living.

Offering spacious and versatile accommodation throughout, this exceptional home presents a rare opportunity to acquire a distinctive residence in one of Northumberland's favorite villages.

The property boasts three very generously proportioned double bedrooms on the first floor, each offering ample space and natural light with a range fitted storage options, complemented by two well-appointed bathrooms that provide both convenience and flexibility for family living or visiting guests.

At the heart of the home is a stunning open-plan kitchen and dining area, thoughtfully designed with tiled flooring and vaulted ceiling to create a sociable and inviting space for both everyday living and entertaining. A handy spacious separate utility room is situated just off the kitchen.

Character features have been carefully retained throughout the conversion, enhancing the property's unique charm while incorporating contemporary finishes and modern comforts.

A large lounge centered around the eye-catching fireplace is the perfect space to relax with the added convenience of a ground floor shower room, situated beside the ground floor bedroom. The beautifully designed open staircase leads up from the lounge with the added benefit of generous storage beneath.

To the rear, an enclosed private patio provides a peaceful outdoor retreat, enjoying a wonderful woodland outlook that offers privacy, tranquility, and an ever-changing natural backdrop throughout the seasons.

Further benefits include off-street parking and an enviable central village location, placing local amenities, cafés, pubs, and countryside walks within easy reach.

This beautiful property combines period elegance, generous accommodation, and a superb setting, creating a truly special home that must be viewed to be fully appreciated.

INTERNAL DIMENSIONS

Kitchen: 24'11 max x 11'1 max (7.59m x 3.6m)
Utility: 12'0 max x 7'6 max (3.66mx 2.29m)
Lounge: 26'11 max x 14'0 max (8.20m x 4.27m)
Bathroom: 8'8 max x 11'1 max (2.64m x 3.38m)
Snug/Bedroom: 17'9 max x 11'1 max (5.41m x 3.38m)
Bedroom One: 16'7 max x 10'3 max (5.05m x 3.12m)
Bedroom Two: 14'7 max x 14'0 into door recess (4.45m x 4.27m)
Ensuite: 7'9 max x 6'10 max (2.36mx 2.08m)
Bedroom Three: 17'7 max x 17'11 reduced height (5.36m x 5.46m)
Shower Room: 9'5 max x 6'6 plus door recess (2.87m x 1.98m)
Patio: 34'1 max x 9'6 max (10.39mx 2.90m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Oil / Wood Burner
Broadband: Fibre to Premises
Mobile Signal Coverage Blackspot: No
Parking: 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.

TENURE

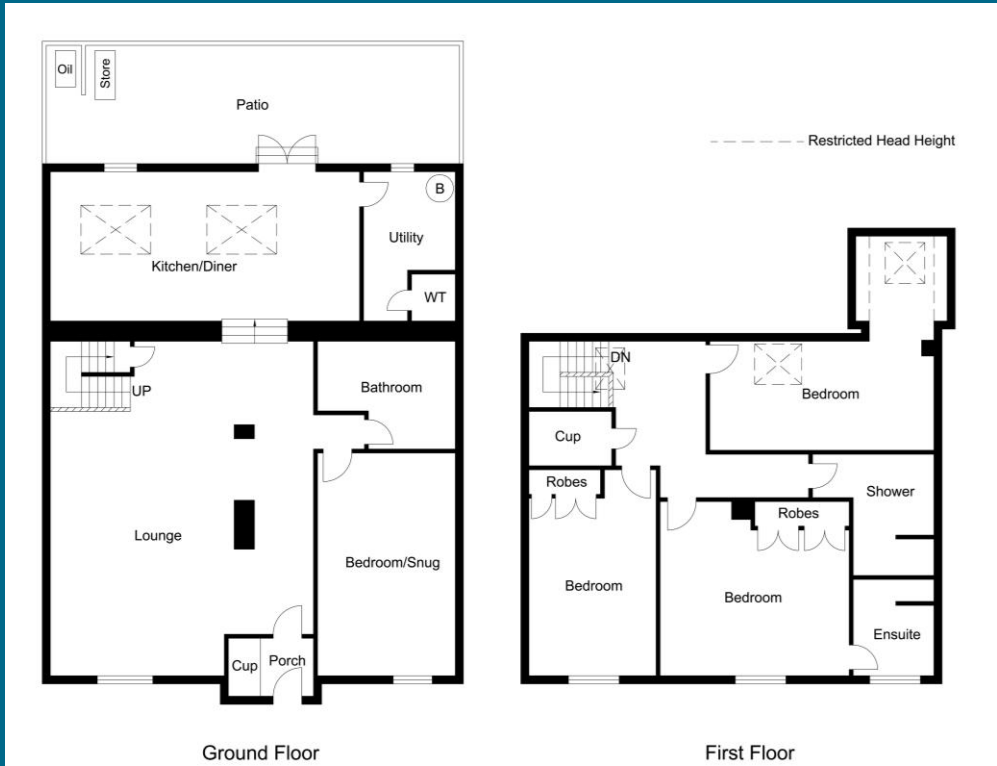
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: E

EPC RATING: C

HX00006511.JR.SM.29.006.2026.V.2





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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.