South Hedgeley | Powburn | NE66 4HX

£150,000

A well-proportioned three-bedroom home offering spacious living, a characterful lounge with multi-fuel stove, and a generous fitted kitchen. Enjoying outstanding open countryside views, this property also benefits from a ground floor shower room, separate utility, and low-maintenance outdoor space—ideal for first-time buyers or investors alike.

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x 3 x 1 x 1

END TERRACED HOUSE

NO ONWARD CHAIN

COUNTRYSIDE VIEWS

ENCLOSED REAR YARD

SPACIOUS LOUNGE WITH MULTI-FUEL BURNING STOVE

DINING KITCHEN

For any more information regarding the property please contact us today

This well-proportioned home offers a practical layout with a blend of character features and modern conveniences, ideal for a range of buyers.

Upon entering, a welcoming entrance vestibule provides access via a composite door and leads to the first-floor staircase, complete with a storage heater. From here, a door opens into the front-facing living room, measuring an impressive 12'10 x 13'10. This cosy yet spacious reception room benefits from a UPVC double glazed window, a charming multi-fuel burning stove set on a tiled hearth, and decorative picture rail. Additional storage is neatly tucked beneath the stairs, and the room provides access through to the kitchen.

The generously sized rear dining kitchen (16'3 x 7'9) is fitted with a range of wall and base units, incorporating an integrated electric hob and oven with extractor hood, as well as a 1.5 sink unit. There is space for a fridge freezer, complemented by tiled splashbacks, a tiled floor, and a UPVC double glazed window. A storage heater adds further practicality.

Beyond the kitchen, the rear lobby offers access to the outside via a UPVC double glazed door and includes an additional electric storage heater. From here, doors lead to the utility room and shower room.

The shower room (5'5 x 8'9) is fitted with a tiled corner shower cubicle with electric shower, pedestal wash hand basin, and low-level WC. Further features include part-tiled walls, a shaving point, an electric ladder-style radiator, and a frosted UPVC double glazed window.

The utility room (4'4 x 5'5) provides space for both a washing machine and tumble dryer, along with an electric water heater and a frosted UPVC double glazed window.

To the first floor, the landing gives access to the loft and includes an internal window feature overlooking the staircase. There are three bedrooms:

- Bedroom one (front) is a spacious double (16'4 max x 10'6) with a UPVC double glazed window and electric wall heater.
- Bedroom two (rear) (8'7 x 11'4) also benefits from a UPVC double glazed window, electric wall heater, and a feature fireplace (currently disused).
- Bedroom three (rear) (7'2 x 7'11) is ideal as a single bedroom, nursery, or home office, with an internal

Externally, the property offers a low-maintenance slate shingle garden to the front with planted shrubs. To the rear, there is an enclosed yard with wall boundaries and convenient side gate access.

Overall, this property presents a fantastic opportunity for those seeking a comfortable home with character and practical living space, both inside and out.

Powburn is a charming Northumberland village nestled on the edge of the Cheviot Hills, offering a peaceful rural lifestyle while remaining well-connected via the nearby A697. Surrounded by beautiful open countryside, it provides easy access to scenic walking routes, historic landmarks, and the wider attractions of Northumberland, including the Northumberland National Park and coastline.

Just a short distance away, Hedgeley Nature Reserve is a delightful local haven, known for its tranquil setting and rich wildlife. With a network of footpaths winding through woodland and open grassland, it's perfect for leisurely walks, birdwatching, and enjoying the natural beauty of the area right on your doorstep.

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Entrance vestibule.
Composite entrance door, staircase to 1st floor, storage heater, door to living room

Living room (front) 12'10 x 13'10 (3.91m x 4.22m)
UPVC double glazed window, multi fuel burning stove with tiled hearth, picture rail, under stairs storage covered, doors to; entrance vestibule and kitchen

Kitchen (rear) 16'3 x 7'9 (4.95m x 2.36m)
Fitted wall and base units incorporating; integrated electric hob and oven with extractor hood, 1.5 sink, space for fridge freezer, tiled splashback

UPVC double glazed window, tiled floor, storage heater

Rear lobby,
UPVC double glazed door external door, electric storage heater, doors to utility and shower room.

Shower room (rear) 5'5 x 8'9 (1.65m x 2.67m)
Tiled corner shower cubicle with an electric shower, pedestal wash hand basin, close-coupled WC, part tiled walls, shaver point, electric ladder style radiator, UPVC double glazed frosted window

Utility room (rear) 4'4 x 5'5 (1.22 m x 1.65m)
UPVC double glazed frosted window, space for washing machine and tumble dryer, electric water heater

First floor landing
Loft access hatch, internal window to bedroom three, doors to bedrooms

Bedroom one (front) 16'4 max into recess, 11'11 min x 10'6 (4.98m max into recess, 3.63m min x 3.20m)
UPVC double glazed window, electric wall heater

Bedroom two (rear) 8'7 x 11'4 (2.62m x 3.45m)
UPVC double glazed window, electric wall heater, fireplace (disused)

Bedroom three (rear) 7'2 x 7'11 (2.18m x 2.41m)
UPVC double glazed window, electric wall heater, internal window to staircase

Externally
To the front there is a slate shingle garden with planted shrubs, and a wall yard to the rear with side gate access

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains
Broadband: FTTC
Mobile Signal Coverage Blackspot: No known issues

AGENTS NOTE
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

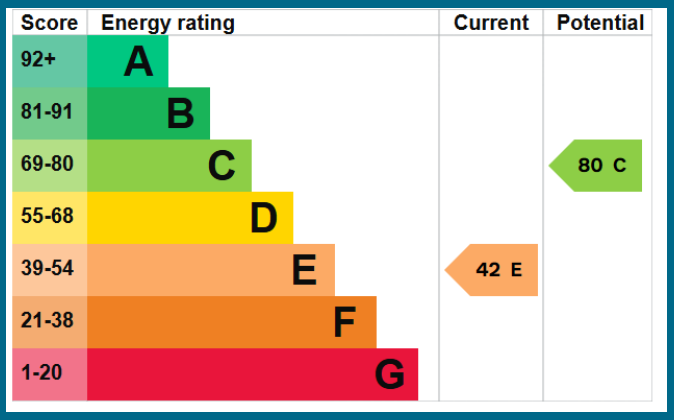
MINING
The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

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: B

EPC RATING: E

AL009551/DM/HH/07.05.2026/V.1



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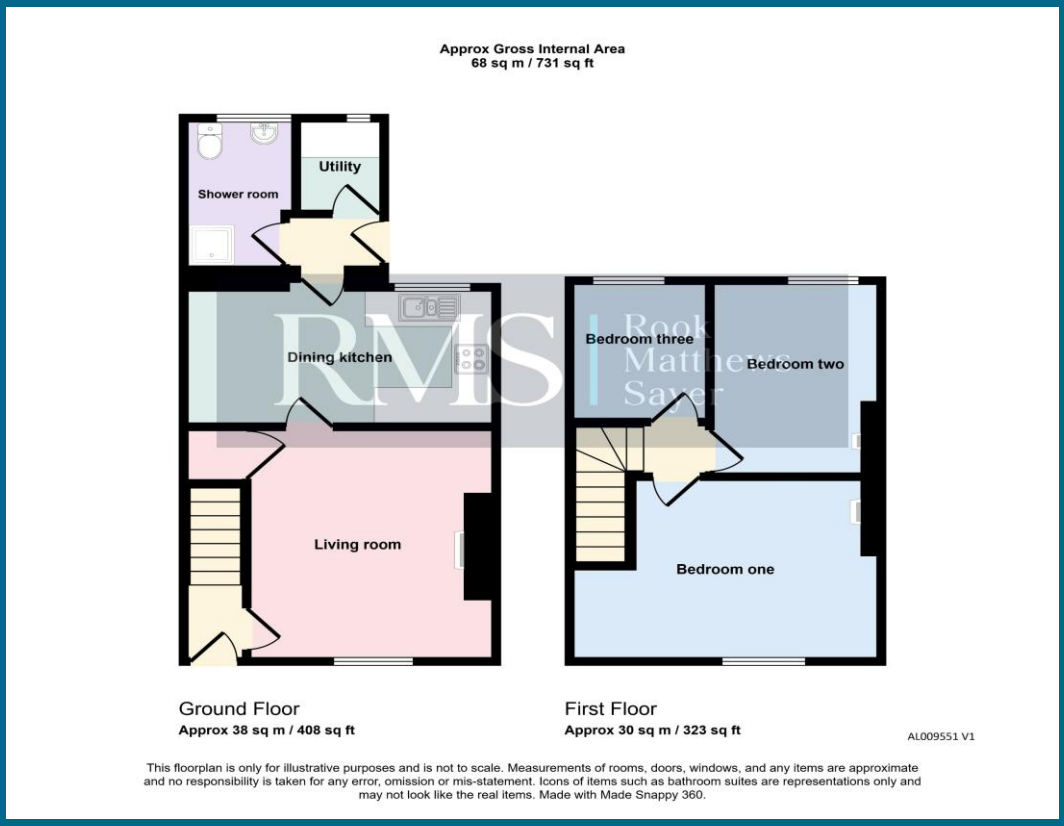

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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The Property Ombudsman

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