

Fernbank | Gilsland | CA8

Offers Over £325,000

RMS | Rook Matthews Sayer





3 2 2

Period Semi-Detached House

Three Double Bedrooms

Countryside Setting

Character Features

Private Gardens

Stylishly Modernised

Garage & Outhouse

Principal En-Suite

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



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A substantial and beautifully presented three-bedroom semi-detached family home occupying a generous plot of just under 0.3 acres in the Northumberland village of Gilsland.

Arranged over three floors, this impressive residence has been stylishly modernised throughout whilst carefully retaining an abundance of period charm and character. Backing directly onto woodland, the property enjoys spacious accommodation, attractive gardens, a garage, outhouse and an impressive covered outdoor entertaining area.

The property is entered via an attractive entrance vestibule which opens into a welcoming and spacious reception hallway, where an elegant period staircase immediately sets the tone for the accommodation beyond.

To the front elevation, the large lounge features a beautiful bay window and a character fireplace, creating a bright yet cosy living space. A separate dining room offers excellent proportions and centres around a charming log burning stove, making it the perfect setting for family meals and entertaining alike.

The kitchen combines traditional character with modern practicality, featuring stone tiled flooring, a range cooker and ample workspace. A separate utility room provides additional storage and functionality, with direct access to the rear. Completing the ground floor is a conveniently positioned WC beneath the staircase with storage cupboard within.

The upper floors provide three generous double bedrooms, all presented to a high standard. The principal bedroom is positioned on the second floor and benefits from an en-suite shower room, whilst the luxurious family bathroom has been fitted with a freestanding bath, separate shower cubicle and twin his and hers wash basins, creating a stylish and relaxing space.

Externally, the property occupies a mature plot extending to just under 0.3 acres, offering an exceptional amount of outdoor space for both recreation and relaxation. To one side, a secure fenced garden provides the perfect setting for family life and entertaining, incorporating an impressive garden kitchen alongside established shrubs and planting. The ornamental front garden creates an attractive first impression, with beautifully stocked borders containing a colourful mix of perennials, flowering bulbs, specimen trees and mature shrubs. Beyond, an orchard area is complemented by a wildflower meadow, providing seasonal interest and a haven for wildlife. For those with a passion for gardening and self-sufficiency, there is also a fully enclosed vegetable garden featuring raised planting beds and a variety of mature soft fruit bushes. The gardens enjoy a peaceful woodland backdrop, enhancing the property's sense of privacy and tranquillity. Further benefits include a spacious double garage/workshop, useful brick-built outhouse which is currently set up as a gym/climbing room and a shared driveway providing off-street parking for 3 vehicles.

Finished throughout in a stylish contemporary fashion whilst retaining many attractive period features, this exceptional home successfully blends character and modern convenience. Offering generous living accommodation, impressive outdoor space and a picturesque edge-of-village setting, it presents a rare opportunity to acquire a distinguished family home in one of the area's most untouched rural locations.

Nestled on the border of Northumberland and Cumbria, Gilsland is a small village surrounded by some of the most spectacular countryside in the North of England. Renowned for its rich Roman history, the village lies close to the world-famous Hadrian's Wall UNESCO World Heritage Site, offering miles of scenic walking and cycling routes through unspoilt landscapes. Local amenities include a village primary school, public houses and cafes. With beautiful rural surroundings, excellent outdoor pursuits and a strong sense of community, Gilsland offers an enviable lifestyle for those seeking countryside living **without complete isolation.**

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The surrounding area is particularly popular with walkers, nature lovers and outdoor enthusiasts, with nearby attractions including Birdoswald Roman Fort, Walltown Country Park and the North Pennines National Landscape. The market towns of Hexham and Brampton as well as the city of Carlisle are all readily accessible, providing a wider range of shopping, leisure and educational facilities while allowing residents to enjoy the peace and tranquillity of this attractive border village.

INTERNAL DIMENSIONS
Kitchen: 12'3 max x 10'7 max (3.73m x 3.23m)
Utility: 13'11 max x 12'5 max (2.11m x 1.65m)
Dining Room: 13'11 max x 12'5 max (4.24m x 3.78m)
Lounge: 15'5 max x 13'6 max (4.70m x 4.11m)
Bedroom One: 12'7 plus recess x 17'8 into door (3.84m x 5.38m)
Ensuite: 5'11 max x 4'7 max (1.80m x 1.40m)
Bedroom Two: 15'8 max x 10'10 max (4.78m x 3.30m)
Bedroom Three: 11'10 max x 9'7 max (3.61m x 2.92m)
Bathroom: 12'4 max x 10'2 max (3.76m x 3.10m)
Garage: 16'10 max x 19'6 max (5.13m x 5.94m)
Gym: 14'3 max x 11'4 max (4.34m x 3.45m)

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Oil / Wood Burner
Broadband: Cable
Mobile Signal Coverage Blackspot: No
Parking: Garage & Driveway

MINING
The Northeast 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
Please note that an 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.

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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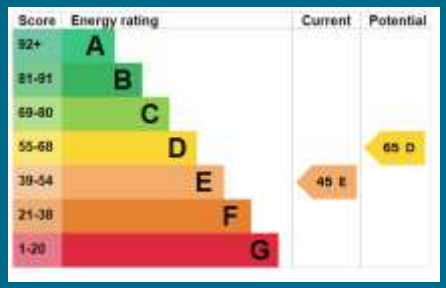
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The Property Ombudsman

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