

Park Stile | Haydon Bridge | NE47

Offers Over £375,000

RMS | Rook Matthews Sayer





3 2 1

- DETACHED BUNGALOW
- SPACIOUS INTEGRAL GARAGE
- THREE BEDROOMS
- VILLAGE LOCATION
- LOW MAINTENANCE GARDENS
- DRIVEWAY PARKING
- DETACHED TIMBER BOTHY
- OPTION OF NO ONWARD CHAIN

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



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This beautifully presented detached bungalow offers spacious and versatile single-storey accommodation, complemented by thoughtfully designed outdoor spaces and a wonderful balance of practicality and comfort. Occupying a pleasant position within Haydon Bridge, the property enjoys level walking access to local shops, bus services and the railway station, making it an excellent choice for those seeking convenience alongside village living.

At the heart of the home is a central day/dining room, ideally positioned for both everyday family life and entertaining. The bright and comfortable lounge, to the front elevation, enjoys an abundance of natural light, while the spacious kitchen, to the rear, offers excellent workspace and storage.

There are three bedrooms, including an impressive dual-aspect principal bedroom to the rear of the property. The third bedroom is currently arranged as a combined bedroom and study, offering flexibility for home working or guest accommodation. The family shower room is well-appointed with a large shower cubicle, WC, bidet, hand wash basin and a useful linen cupboard.

The welcoming central hallway offers access to all bedrooms, the bathroom and the day room, but also benefits from a useful storage cupboard as well as loft access via a pull-down ladder. The loft provides a boarded storage area of approximately 2.5 sq m, perfect for the Christmas tree, decorations.

The property is presented to a lovely standard throughout, with tasteful décor creating a welcoming and ready-to-move-into home.

Externally, the property benefits from an attractively landscaped walled garden, designed with low maintenance in mind and enjoying predominantly south and west-facing aspects, creating ideal spaces in which to relax and enjoy the sunshine. Dwarf fruit trees add interest and seasonal colour, while the detached carpenter-built timber Bothy provides a tranquil retreat, perfect for hobbies, reading, crafts or simply unwinding in peaceful surroundings.

Practicality is further enhanced by driveway parking for three to four vehicles and a substantial integral garage with an electric door and dedicated drying area.

Haydon Bridge remains one of the Tyne Valley's most desirable villages, offering a range of everyday amenities including shops, cafés, healthcare facilities and schooling, together with excellent road and rail connections to Hexham, Newcastle and Carlisle. Surrounded by some of Northumberland's most spectacular countryside, including nearby Hadrian's Wall and the North Pennines National Landscape, the village combines rural charm with exceptional accessibility and amenities.

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INTERNAL DIMENSIONS
Lounge: 13'8 max x 12'11 max (4.17m x 3.94m)
Kitchen: 15'5 max x 8'2 max (4.70m x 2.50m)
Dining Room: 13'8 max x 11'3max (4.17m x 3.43m)
Bedroom 1: 15'9 max x 10'2 max (4.80m x 3.10m)
Bedroom 2: 11'10 max x 8'2 max (3.60m x 2.50m)
Bedroom 3: 11'10 max x 8'2 max (3.60m x 2.50m)
Shower Room: 10'4 max x 6'10 max (3.10m x 2.00m)
Garage: 20'8 max x 16'5 max (6.30m x 5.00m)
Bothy: 11'3 max x 7'4 max (3.43m x 2.24m)

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Oil
Broadband: Fibre To Cabinet
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.

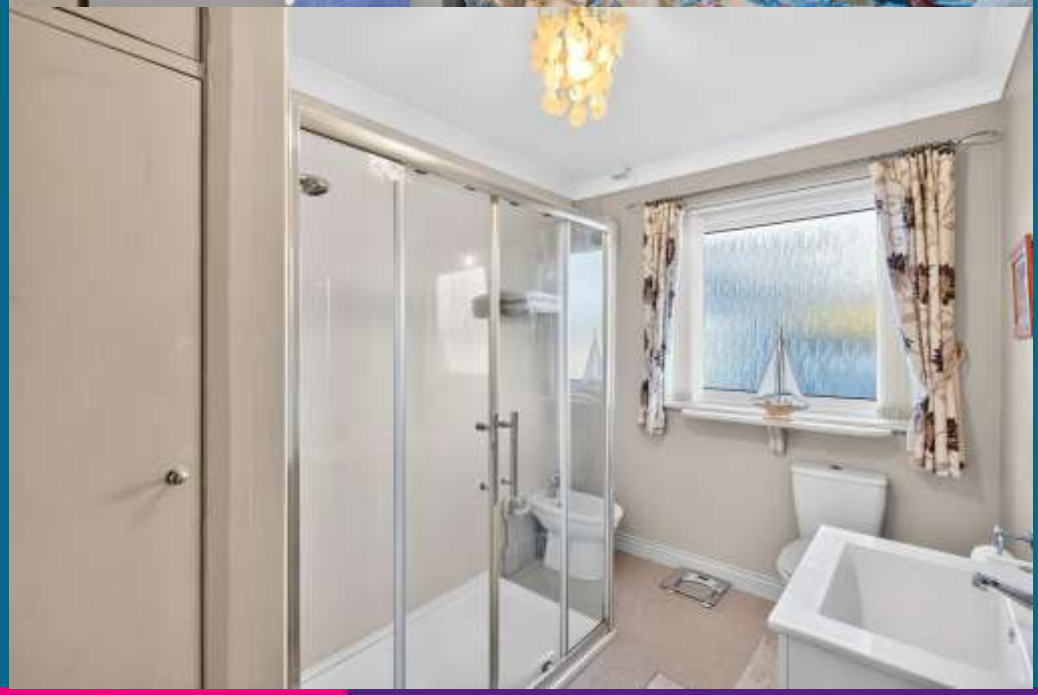
AGENTS NOTE
Please note that an AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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: TBC

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Floor Plan

Total floor area 130.0 m² (1,400 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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EPC TBC

The Property Ombudsman

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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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