



High Swinhope Mill Cottage
Sparty Lea, Hexham, NE47 9UP

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Hexham

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This delightful 2 bedroom cottage enjoys the most spectacular setting in the heart of the North Pennines AONB.

- Two bedrooms
- Spectacular setting
- Feature fireplace
- Gardens
- Area of Outstanding Natural Beauty
- Conservatory
- Well presented throughout
- Energy efficiency rating G



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Youngs Hexham 01434 608980



DESCRIPTION

The property is set down a paved driveway in an amazing rural setting. From the parking area you cross the quiet flowing beck through low level wooden gates into the gardens. The gravelled pathway leads you to the main entrance to the rear of the property under a timber framed canopy.

The Kitchen diner to the rear of the property enjoys a lovely outlook. The rear windows and French doors open out onto the side gravelled patio area which connects the garden summer house to the main property. The kitchen has wall and base cabinets set to one side of the kitchen area with integrated stainless steel sink and drainer with mixer tap, there is plumbing for a washing machine and dishwasher. There is a free standing electric cooker. Central to the ground floor living area is the sitting room, with open panelling to the staircase and ground floor level bathroom and the front conservatory. The sitting room has a wood burning stove at the heart of this warm and inviting room, set into a brick inglenook surround with built in cabinetry to either side. The front conservatory has the stunning countryside views out every window and is a lovely room to enjoy the seasons in. The bathroom has a free-standing bath, WC, pedestal wash basin with sink and a separate shower cubicle, tiled floor and fully tiled walls. The first floor has a bright principal



bedroom with feature fireplace and fitted wardrobes to either hand. The second bedroom is a quaint single bedroom that enjoys a low level window with beautiful views.

The gardens enclose the property on all sides with the main lawned area to the east in front of the garden Summer House. The Garden Summer House is a timber framed insulated building with power connected, situated in the middle of the garden, which enjoys the best of this rural setting and views. The gardens are mainly wide borders and mature shrubs set around gravelled seating areas positioned in the best of the garden areas that enjoy the views.

LOCATION

Situated on the outskirts of Sparty Lea near Allendale, the property is ideally located in a stunning rural setting with good connectivity to the local hub of Allendale where local shops, cafes, the village shop, and the GP practice and schools can be found. A full range of retail and leisure facilities as well as major supermarkets available in the market town of Hexham about 16 miles away. Haydon Bridge train station offers additional public transport links. For the commuter rail services west to Carlisle and east to Newcastle Upon Tyne are regularly available in addition to the excellent road networks via the A68 and A69 dual carriageway.



SERVICES

Water is from a bore-hole with filtering and softening equipment. Mains electricity is connected. Drainage is to a septic tank and the central heating is Calor gas. There is highspeed broadband available at the property.

CHARGES

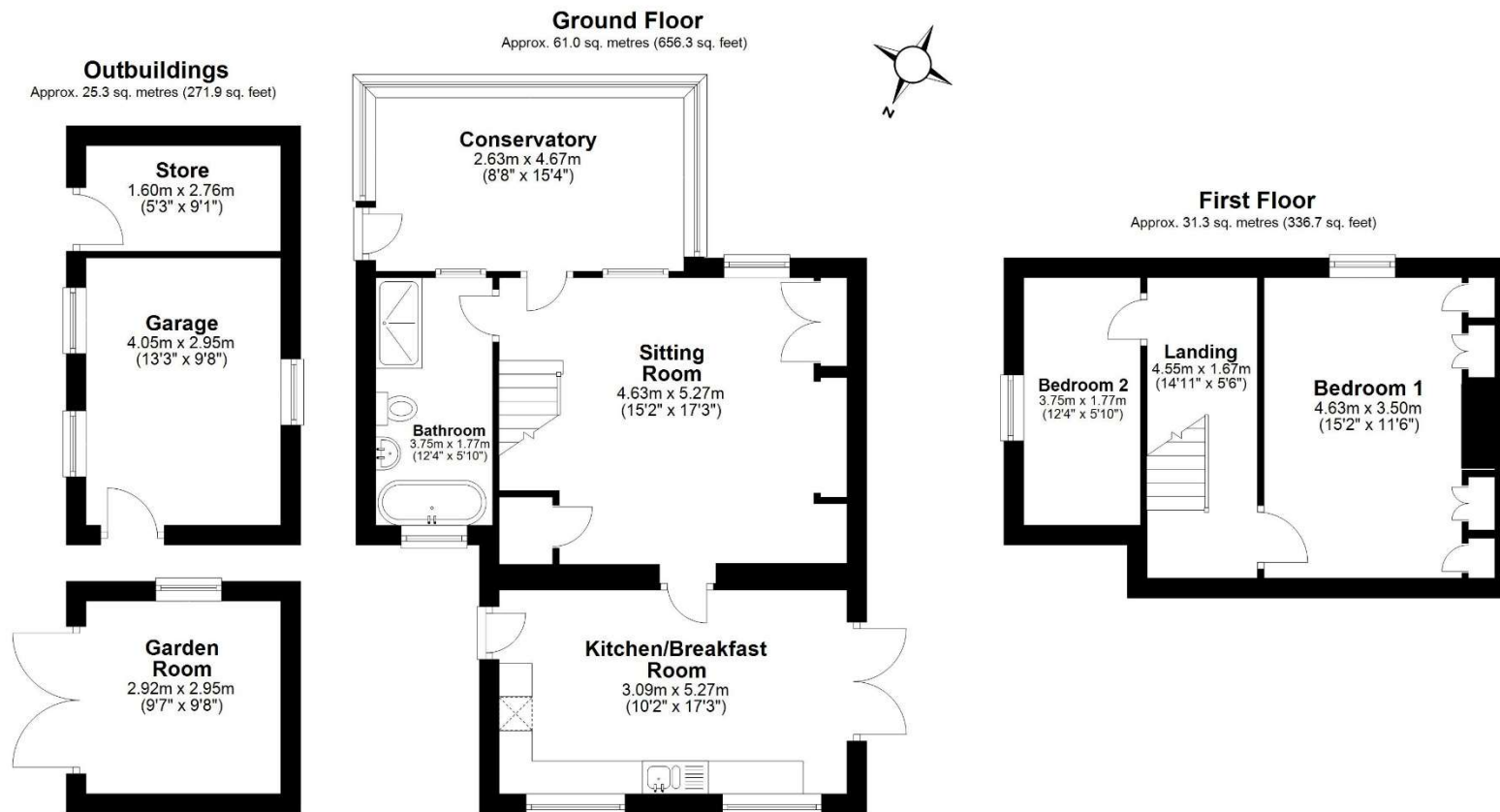
Northumberland County Council tax band C

VIEWINGS

Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 608980.

FREE MARKET APPRAISAL

We would be pleased to provide professional, unbiased advice on the current value and marketing of your existing home.



Total area: approx. 117.5 sq. metres (1264.9 sq. feet)

Plan produced using PlanUp.

High Swinhope Mill Cottage, Sparty Lea, -



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