



The Bunkhouse,
Market Place, Allendale, NE47 9BD

The Dale Bunkhouse

Market Place

Allendale

NE47 9BD

The Bunkhouse is a substantial property offering bedrooms that can accommodate 25 guests. The excellent town centre location lends itself to guest accommodation and is being offered to the market as an ongoing concern.

- Substantial property
- 8 bedrooms
- Business opportunity
- Potential renovation project
- Town centre location
- Enclosed rear garden
- Energy Efficiency rating TBC



Youngs Hexham 01434 608980





DESCRIPTION

The Bunkhouse currently has a front entrance that is connected to the guest house next door, this will be closed off as part of the sale if required. The ground floor accommodation is the communal living/kitchen/dining area. This spacious open plan room has a robust commercial kitchen to the rear with twin banks of dining tables in the main living area and benefits from having a dual aspect to both the rear and the front of the property and rear access to the garden available alongside the kitchen area. The ground floor also includes 2 cloaks WC and a generously proportioned storage area.

The first and second floor accommodation has been cleverly designed to offer flexible bedroom accommodation with rooms varying from family rooms that sleep 4-6 guests, to group rooms that can sleep 4. The bathrooms are in fair condition and suitable from the type of accommodation the Bunkhouse offers to guests. The loft area has been converted into a second living area where guests can relax.

EXTERNALLY

The Bunkhouse has the benefit of a rear garden that is across split levels with an enclosed yard immediately outside the kitchen with a raised garden with a seating area which has been mainly laid to lawn. The outside storage shed houses the Oil-fired boiler and provides excellent additional storage. Bunkhouse guests also have access to the shared Manor garden. The shared garden features a sunset gin deck overlooking the Allen Valley with simply stunning views and tables and chairs to sit and enjoy the setting sun. There

is a large, flat lawn area perfect for garden games and a selection of playground equipment suited for children.

LOCATION

Situated in the centre of Allendale the property is ideally located with great connectivity to the surrounding areas. Allendale offer a range of local shops, cafes, a GP practise, schools and public houses. A full range of retail, professional and leisure facilities as well as major supermarkets are available in the market town of Hexham about 11 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.

COUNCIL TAX BAND

The property is currently used as a commercial property and a change of use will be needed to return the property back to be a residential dwelling.

TAX

The owners elected to Tax the property and therefore the sale will be subject to VAT at 20%.

SERVICES

Mains water, electric and drainage are all connected, the central heating is oil fired

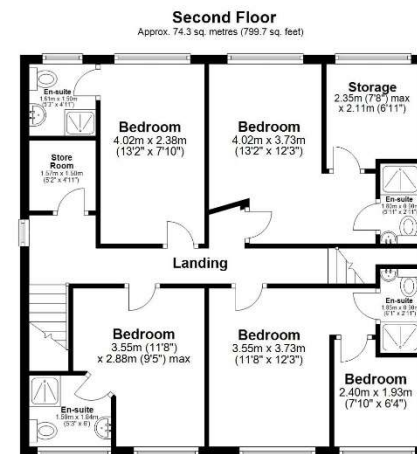
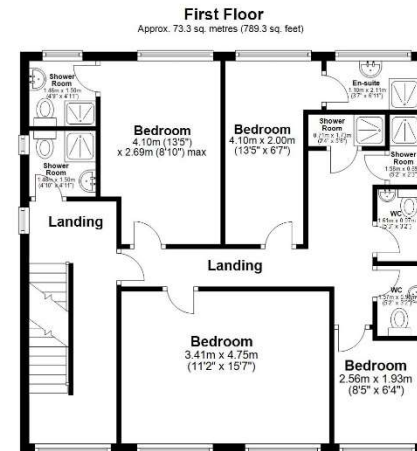
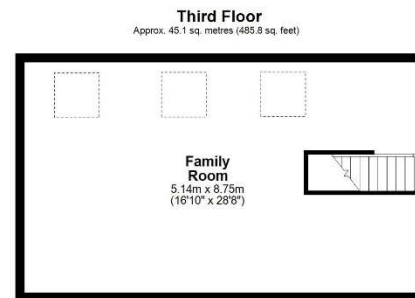
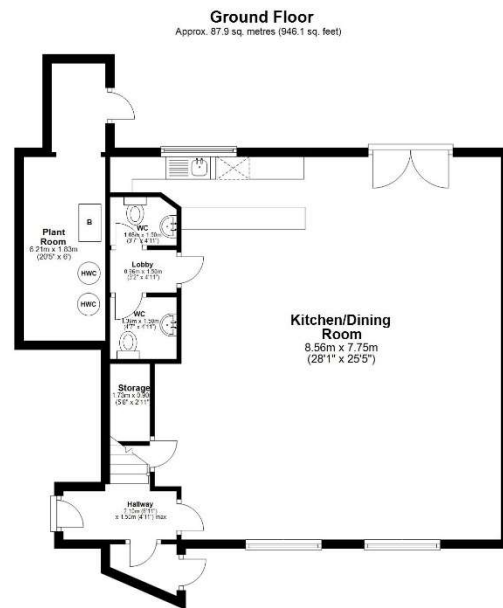
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Total area: approx. 280.6 sq. metres (3020.8 sq. feet)
Allendale Bunkhouse, Allendale

IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



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