



**Jeffries House, Ramshaw**  
Blanchland, Consett, DH8 9XA

# Jeffries House

## Ramshaw

## Blanchland

## Consett

## DH8 9XA

Jeffries House is a picturesque rural semi-detached cottage located close to the historical village of Blanchland.

- Semi detached cottage
- Two double bedrooms
- Stunning countryside views
- Large garden
- Off street parking
- Feature fireplaces
- Peaceful setting
- Energy efficiency rating E

**youngsRPS** 

01434 608980





## DESCRIPTION

Jeffries House is a picturesque rural semi-detached cottage located close to the historical village of Blanchland. On approaching the property to the rear, there is parking for two cars next to the property's large stone outbuilding. The rear garden is surrounded by trees, where you can fully appreciate the property's idyllic setting. There is a newly fitted septic tank in the rear garden. On entering the property from the rear external door there is a downstairs WC and utility room. This leads you through to the open plan kitchen/dining room with front aspect views through recently double glazed windows across the stunning landscape. Other features include an AGA cooker, tiled flooring, laminate units and worktops and access to the front garden. The lounge boasts a lot of natural light with front aspect countryside views and an inglenook fireplace with log burner for those colder days. There is an additional room on the ground floor accessed from the lounge which is currently used as a study although could be versatile. On the first floor there is original flooring throughout, a large double bedroom with cast iron fireplace and a storage cupboard which gives the potential of a fitted wardrobe space, a smaller double bedroom with mezzanine floor for storage and Velux window to provide additional light. The bathroom includes a four-piece suite and is ready for someone to update to fit their style and needs. Externally

there is a large garden to the front enjoying the beautiful panoramic countryside views and smaller gardens to the side and rear.

## LOCATION

Ramshaw is located approximately 2.2 miles from Blanchland, a historical village in Northumberland, England, on the border with County Durham. Blanchland offers a 12th century abbey, The Lord Crewe Arms hotel, restaurant and pub, and The White Monk tearooms café. The nearest town is Hexham 12.5 miles from the property. There are an array of supermarkets, local shops, cafes, pubs and restaurants. There is also a general hospital, doctors and transport links to Carlisle and Newcastle.

## CHARGES

Durham County Council tax band C.

## SERVICES

The house is serviced by mains electricity, oil supplying heating to radiators, private water supply locally sourced with filtration system in the property. Private drainage.

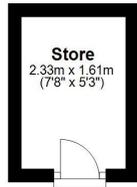


## VIEWINGS

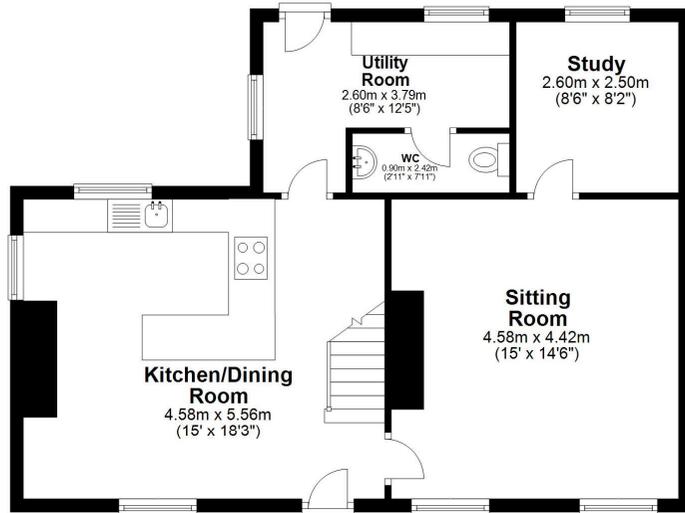
Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 608980.

## FREE MARKET APPRAISAL

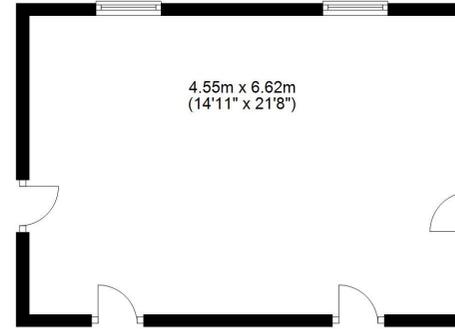
We would be pleased to provide professional, unbiased advice on the current value and marketing of your existing home.



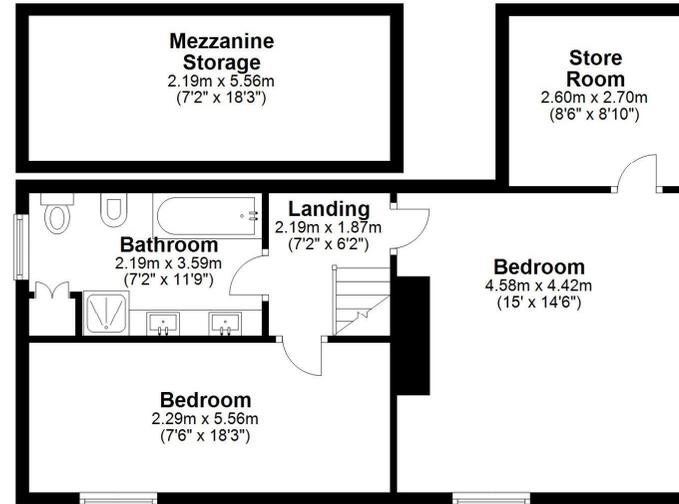
**Ground Floor**  
Approx. 67.2 sq. metres (723.0 sq. feet)



**Barn/Outbuilding**  
Approx. 30.1 sq. metres (324.3 sq. feet)



**First Floor**  
Approx. 65.6 sq. metres (706.5 sq. feet)



Total area: approx. 162.9 sq. metres (1753.8 sq. feet)

Area includes all Outbuildings  
Plan produced using PlanUp.

**Jeffries House, Ramshaw, Blanchland**

**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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