



Church Lane

Wark

Church Lane House is a Georgian property with an attached two storey stable, currently used as a studio.

Guide Price **£385,000**

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Church Lane Wark

Situated within the village of Wark the property is immaculately presented.

Renovated to a high standard, whilst still retaining many of its original features, the property consists of kitchen, lounge, dining room, utility room, study, three bedrooms, a newly fitted bathroom, understairs cloakroom and small cellar. The dining room and lounge provide a handsome aspect on to a south facing enclosed garden.

Externally, the property benefits from a beautifully maintained mature garden with a courtyard, great for entertaining guests.

Wark is a beautiful village set along the river North Tyne with simply stunning river side and countryside walks, not far from Kielder Water and Hadrian's Wall, the location would suit those with an interest in local history.

Viewing is highly recommended to appreciate what this property has to offer.



Room Measurements:

Dining Room: 14'3 into bay x 13'11 into alcove (4.34m x 4.24m)

Lounge: 13'11 into alcove x 18'6 into bay (4.24m x 5.64m)

Kitchen: 10'07 x 11'03 (3.22m x 3.43m)

Utility Room: 6'01 x 9'06 (1.85m x 2.90m)

Study: 9'05 x 8'01 (2.87m x 2.46m)

Bedroom One: 12'07 x 10'02 (3.84 x 3.10m)

Bedroom Two: 12'03 x 14'03 (3.73m x 4.34m)

Bedroom Three: 14'09 x 14'09 (4.50m x 4.50m)

Study:

Bathroom: 11'0 x 11'4 3.35m x 3.45m)

Stable Measurement (Two Storey):

11'2 x 11'2 (3.40m x 3.40m)



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Oil Central Heating

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Courtyard/Driveway

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

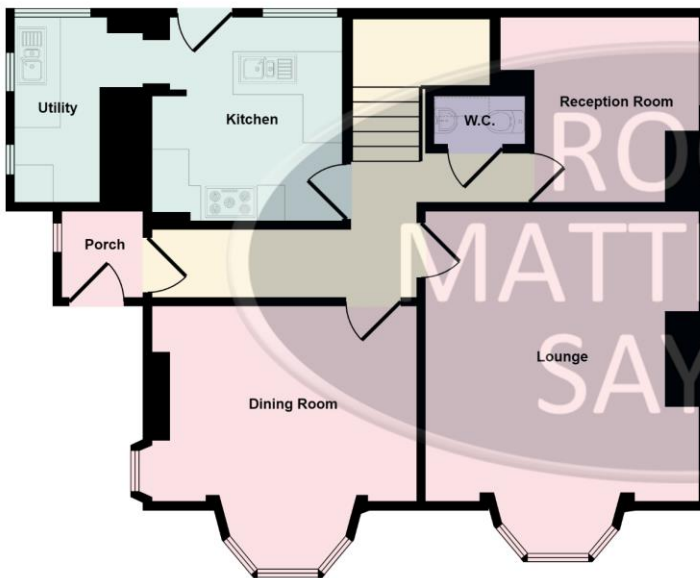
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: D

EPC RATING: G

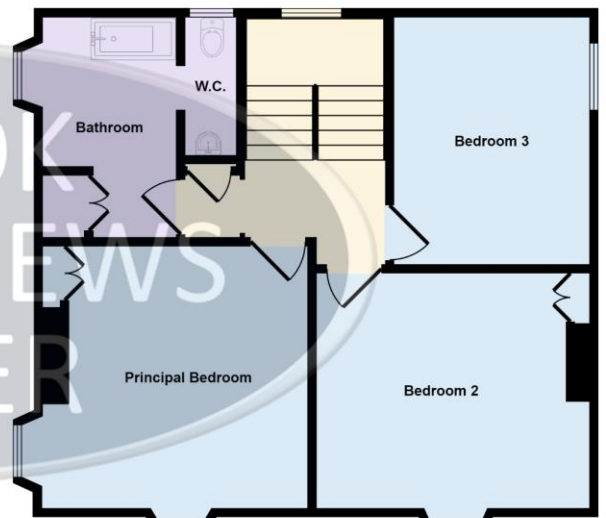
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Ground Floor

☐ Denotes head height below 1.5m



First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

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.

16 Branches across the North-East

