



Cross Lane Cottage, Lanley on Tyne

- Detached
- Freehold
- Gardens
- No utilities
- Stone Built

£ 150,000 Guide Price



Branch phone no.
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Looking for a true off grid property, or a wonderful project? Look no further than this perfectly located stone built cottage. Cross Lane Cottage is Located in Langley on Tyne, around 15 minutes from Hexham Town Centre.

The location would suit those seeking a peaceful and rural lifestyle but with amenities close by as well as excellent road links for the commuter travelling both North and South.

The property has been used as a holiday getaway by the current owners who have thoroughly enjoyed the living off grid lifestyle here. Local wildlife in abundance, the open countryside surrounding the gardens offers a simply wonderful outlook.

The property comprises of two large reception style rooms, both fitted with solid fuel stoves. There are two further rooms, one with kitchen units and a loft space which could be utilised with the relevant permissions. There is then an addition of another room at the rear which is accessed at the rear of the property, used as a bedroom and again a room with kitchen units and a sink. Externally the property has numerous storage sheds, a self-generated wind turbine for some power and water pipework's for collecting rain water. There are gardens mainly laid to lawn with some attractive stone walls, mature shrubs and flower beds. Ample space for some vegetable patches if required.

This is an exceptional opportunity for those seeking a simpler way of life or those looking for a project in a sought-after location.

Reception Room One 15'11 x 14'10

Reception Room Two 15'01 x 15'11

Bedroom 17'11 x 8'09

Kitchen area 19'01 x 6'0

Porch 7'05 x 7'04

We advise early inspection to appreciate the space on offer, viewing via appointment only, please contact our sales team for more information. 01434 601616.

PRIMARY SERVICES SUPPLY

Electricity: Not Connected

Water: Not Connected

Sewerage: Not Connected

Heating: Solid Fuel

Broadband: None

Mobile Signal Coverage Blackspot: No

Parking: Side of Property.

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



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