



Market Place Allendale

We are delighted to welcome this immaculately presented cottage to the market.

Situated within the picturesque village and popular of Allendale is Grove Cottage. A semi-detached two bedroom stone-built cottage, finished to a high standard whilst also retaining many of its original features.

£300,000

ROOK
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SAYER

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This charming home comprises, a wonderfully appointed sitting room with views of the church opposite, with a log burning fire giving the room a calm and cosy feel to it.

The kitchen is bright and spacious, which has been opened out to incorporate an open plan relaxed seating and dining area. The ground floor also has a downstairs WC, and a games room with Velux windows making this a bright and adaptable area.

Upstairs are two double sized bedrooms, one with a walk-shower room and an additional family bathroom.

Externally, the front of the property has a floral border area, making a very attractive welcome, there are additional benefits of ample off road parking and to the rear of the cottage is a lovely enclosed patio area offering a great outdoor space for barbeques and al-fresco dining in the warmer months.

The village of Allendale provides great amenities with local shops, a well-stocked co-op, a Post Office, pubs and restaurants. There is also an excellent local school, and for those who enjoy the outdoors, there are number of countryside walks and cycling routes.

Room Measurements:

Lounge 14'02 into alcove x 15'03 (4.32m x 4.65m)

Kitchen/Diner 31'06 x 13'10 (6.63m x 4.22m)

Games Room 12'09 x 14'09 (3.89m x 4.50m)

Bedroom One 11'03 x 9'08 (3.43m x 2.95m)

Bedroom Two 10'08 x 11'01 (3.25m x 3.38m)



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Oil Central Heating

Broadband: Fibre

Parking: Ample off road parking

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.

AGENTS NOTE

RESTRICTIONS AND RIGHTS

Listed: No

Conservation Area: Yes

Restrictions on property: No

Easements, servitudes, or wayleaves: No

Public rights of way through the property: No

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: B

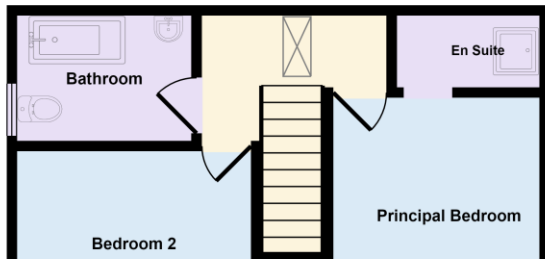
EPC RATING: TBC

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Ground Floor



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.

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