



Angate Street Wolsingham

- Stone End Terrace
- Four Bedrooms
- Extensively Renovated
- Integral Shop / Studio
- Study
- Village Location

Guide Price: **£ 395,000**

01434 601616
46 Priestpopple, Hexham, NE46 1PQ

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
hexham@rmsestateagents.co.uk

Angate Street, Wolsingham

Situated in the beautiful and sought after village of Wolsingham, overlooking green space, sits Angate House, a stone end of terrace four bedroom house with integrated shop/studio.

Angate House has undergone extensive renovations by the current owners with meticulous detail during their occupation including: damp proofing; insulation; windows; interior and exterior doors; drainage; electrics; plumbing; plastering and roofing. The property has been completed with traditional style in mind and using original features and local quality products and services wherever possible.

This turn key property offers spacious versatile accommodation to suit a variety of buyers. Angate House has been a real labour of love for the current owners, presented immaculately and must be viewed to be appreciated.

To the ground floor, the property is accessed via the hallway with doors to the study and dining room, both of which offer traditional feature fireplaces. The kitchen is a generous sized L-shape space with attractive travertine tiling to floor and ample space for dining or breakfasting furniture, again with traditional kitchen fireplace. External doors to both front and rear elevations as well as access to ground floor WC and renovated studio/shop with large tinted safety windows to the front and side elevations.

The cellar is access via a door from the dining room, leading you down a stone staircase. This room has been tanked, replastered and decorated, keeping the original stone flooring in tact.

From the entrance hallway, stairs lead to first floor accommodation through the restored Victorian archway. The first bedroom you arrive at is currently being used as a first floor sitting room with dual aspect windows, feature fireplace, original treated and sanded floorboards as well as internet and TV points. The landing leads on to three further bedrooms and family bathroom. The master bedroom offers en-suite bathroom and walk-in wardrobe for added comfort and convenience.

Externally the property offers a beautiful enclosed rear yard where the current owners enjoy a potting garden with sun-trap seating amongst. This yard also gives access to a stone outbuilding equipped with power, lighting, water and ceramic sink unit.

Wolsingham offers a real community feel within a village setting in the Durham Dales with many amenities offered within the village itself including schooling, groceries, healthcare, public houses and dining. The rural location makes it ideal for walking and scenic drives in any direction. Strong road links to Durham, Hexham and Newcastle make it a great commuter location also.

INTERNAL DIMENSIONS

Kitchen (L-shape): 16'7 x 12'5 plus 12'11 x 9'5 (5.05m x 3.78m plus 3.94m x 2.87m)

Dining Room: 14'9 x 12'5 (4.5m x 3.78m)

Study: 13'4 x 9'4 (4.06m x 2.84m)

Studio/Shop Front: 15'0 x 14'3 (4.57m x 4.34m)

Studio/Shop Rear: 13'10 x 4'11 (4.22m x 1.5m)

Bedroom: 14'6 x 13'1 (5.03m x 3.99m)

Bedroom: 15'10 x 11'5 (4.83m x 3.48m)

Bedroom: 12'5 x 11'5 (3.78m x 3.48m)

Bedroom / Lounge: 17'10 x 13'5 (5.44m x 4.09m)

Cellar: 13'3 x 10'6 (4.04m x 3.2m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal / Coverage Blackspot: No

Parking: On Street

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.

RESTRICTIONS AND RIGHTS

Conservation Area

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: TBC

HX00006256.KW.JR.3.5.24.V.2

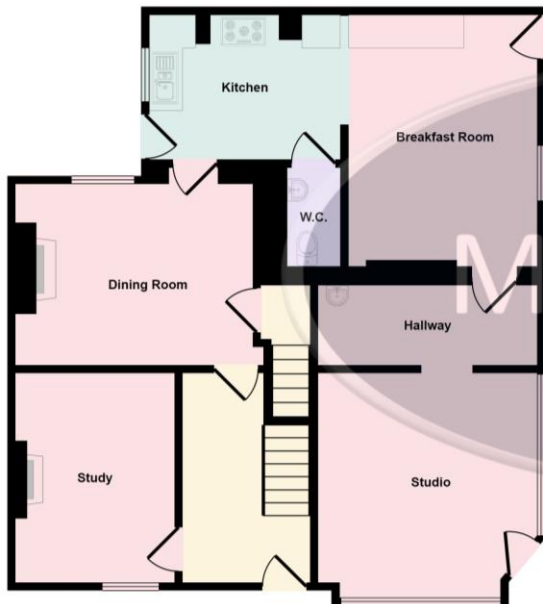
Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements 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.

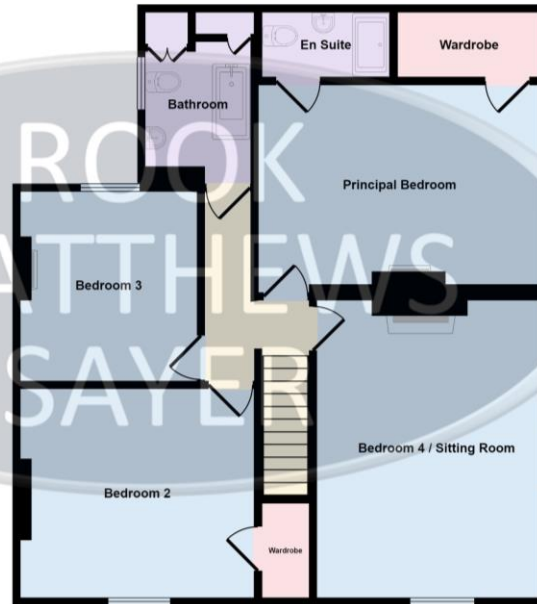
16 Branches across the North-East



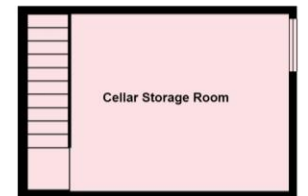
Angate Street, Wolsingham



Ground Floor



First Floor



Second 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.

16 Branches across the North-East

