



Holmedene Cottage

Allendale

- Link Detached
- Freehold
- Grade II Listed
- EPC TBC
- Council Tax B

£ 150,000



Branch phone no.
Branch address

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SAYER

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Market Place

Allendale

Looking for a little slice of history? This is the property for you. A splendid opportunity to purchase a beautiful stone-built cottage located in the heart of historic Allendale.

Allendale has many local amenities including a well-stocked Coop, Butchers, Post Office, café and pubs. There is an excellent local school, an abundance of leisure activities around the surrounding area and of course, wonderful countryside walks on the doorstep.

This wonderful home comprises: entrance hallway, a spacious dining kitchen with an original range style oven. There is access to the cellar from the kitchen which does have a window and spans the full footprint of the property, ample storage space and could easily be incorporated into the main house with the relevant permissions. There is a living room with log burning stove and dual aspect windows allowing for lots of natural light. To the First floor there are two double bedrooms and a well-equipped bathroom.

Externally the property has an attached stone storage outbuilding, perfect for secure storage.

Internal room dimensions

Kitchen 13'08 x 11'08

Living room 13'07 x 11'11

Cellar 12'07 x 24'10 (into recess)

Bedroom One 13'06 x 10'08

Bedroom Two 10'10 x 8'02

Bathroom 7'11 x 5'02

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: On Street 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.

RESTRICTIONS AND RIGHTS

Listed? YES, Grade II

Conservation Area? No

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

HX00006151.KW.KWV1



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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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