



## St. Georges Square Ridsdale

- Semi Detached
- Four Bedrooms
- Conservatory
- Outbuildings
- Large Plot
- Open Countryside Views

Offers In The Region Of: **£ 295,000**

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46 Priestpopple, Hexham, NE46 1PQ

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# St. Georges Square, Ridsdale

Offered for sale is High House, a semi-detached property surrounded by open countryside and Ideal for families, this four-bedroom home offers plenty of potential for those who wish to modernise and add their own personal touch.

The property boasts two reception rooms, each full of character, as well as a conservatory overlooking the gardens. The lounge and dining rooms have charming feature fireplaces, creating a warm and welcoming ambiance, enjoying views of the garden and countryside beyond, making it an ideal spot for relaxation and family gatherings. A generous conservatory, overlooking the gardens to enjoy the Northumberland Summer sun.

The kitchen, complete with utility area, offers ample space for all of your culinary needs. It is a functional space, accessed from the driveway and with an internal door direct to the dining room which boasts a stunning inglenook fireplace with log burning stove.

This home includes four spacious bedrooms, the first of which is a comfortable double room featuring built-in sliding door wardrobes, perfect for storage. The three bedrooms to the front elevation all enjoy far reaching views over the valley and are naturally well-lit. A family bathroom with large corner bath, hand basin and WC.

Externally, you are greeted by a large gated gravelled driveway offering secure parking for multiple vehicles, large lawned garden with ample space for garden sheds or summer house, perfect for outdoor activities, summer BBQs or simply savouring the beautiful rural views.

High House sits in the village of Ridsdale, a picturesque village situated astride the A68 in rural Northumberland. It boasts great road links to Newcastle, the Tyne Valley and the Scottish Borders as well as bus route to Hexham. Ridsdale offers a warm local pub at its heart and a local village shop can be found approximately a 3 minute drive away also.

## INTERNAL DIMENSIONS

Kitchen: 17'5 x 7'5 (5.31m x 2.26m)  
Dining Room: 16'1 into alcove x 12'2 (4.9m x 3.71m)  
Living Room: 15'1 x 11'11 (4.59m x 3.63m)  
Conservatory: 14'2 x 8'1 (4.32m x 2.46m)  
Bedroom 1: 10'1 x 9'11 excl. robes (3.07m x 3.02m)  
Bedroom 2: 12'1 x 8'5 (3.68m x 2.57m)  
Bedroom 3: 9'1 x 7'6 (2.77m x 2.29m)  
Bedroom 4: 8'8 x 7'2 (2.64m x 2.18m)

## PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Oil  
Broadband: Fibre  
Mobile Signal / Coverage Blackspot: No  
Parking: Gated Driveway Parking for Several Vehicles

## 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: B

## EPC RATING: D

HX00006102.KW.JR.15.5.24.V.3

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

**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.

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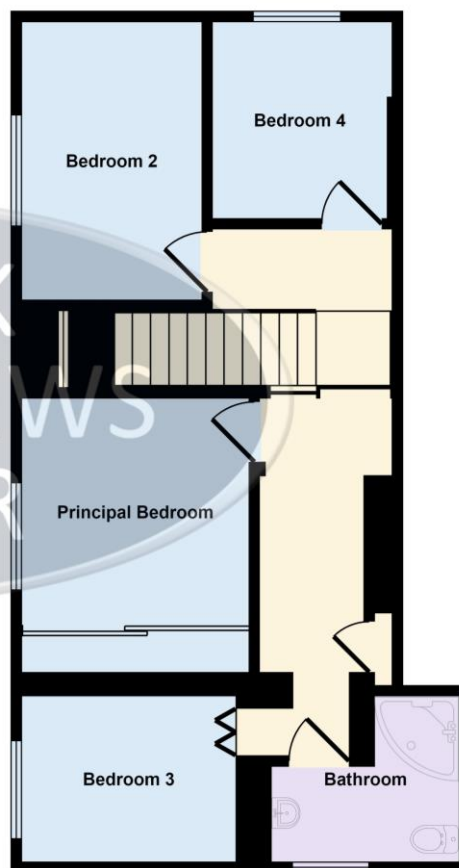
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Ground Floor



First Floor

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