



## The Old Chapel

Hedley On The Hill

- Grade II Listed Former Chapel
- Two Large Bedrooms
- Driveway Parking
- Detached Workshop
- Quality Spacious Interior
- Private Setting

Offers Over **£ 395,000**

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# The Old Chapel, Hedley On The Hill

The Old Chapel is situated on a private plot in the sought after village of Hedley On The Hill. It offers spacious accommodation with 'wow' factor as well as parking for multiple cars, attractive private gardens and detached timber workshop.

Originally built in 1837 and deconsecrated in 1986 this character property has been well maintained and meticulously finished to a high standard inside and out. Benefitting from mains gas central heating and complimented by a modern multi fuel burning stove in the lounge area, this property offers really spacious accommodation with a cosy, homely feel.

The property is entered from the driveway via the front door into the entrance porch which has ample room for cloaks and boots. Dual aspect windows also give this room plenty of natural light. The porch leads through into the impressive open plan lounge dining room where your eyes are drawn to the open staircase and character chapel windows. Straight away the property feels like it is has been finished to a high standard with wooden flooring and vaulted LED lighting throughout. Space is not a problem in this room, with more than enough floor space for lounge suite and dining furniture for the whole family.

Two doors lead from the lounge: one to the ground floor WC which has been finished to a high standard with cupboard space and heated towel rail. The modern boiler is also situated in this room. The second door from the lounge brings you to the impressive breakfasting kitchen. The kitchen, again, is finished to high standard with an array of base and wall units complimenting the centre-feature range oven set into a commanding inglenook surround. Again, the space offered in this room is generous with space for dining furniture and dresser.

Following the open timber staircase from the lounge to the first floor, you are greeted by a light and spacious open mezzanine room which offers the current occupiers a fantastic space to both work and relax with ample space for office and lounge furniture. All rooms on the first floor benefit from Velux windows which flood the space with natural daylight.

Working our way along the landing we come to the family bathroom, once again, finished with quality fittings and fixtures, offering both bath and shower cubicle as well as low level WC, hand wash basin and heated towel rail.

Both bedrooms are spacious double rooms with space for freestanding bedroom furniture. The larger of the two benefits from generous fitted sliding door wardrobes and dual aspect Velux windows.

Externally The Old Chapel offers driveway parking for at least two cars, south facing lawned garden with fruit trees and mature borders. The plot feels very private with hedges surrounding - a great reason why the current owners have garden patio furniture set up to entertain guests in the warmer months. The front of the property is set up with timber planters housing an array of fruit, vegetables and attractive flowers.

A timber workshop/store is offered with the property also, fitted out with workbench, cupboard space, mains power and lighting.

To the side of the property is an attached stone-built log store and to the rear is a paved walkway currently used as a potted vegetable garden but also housing a second garden storage shed.

Hedley On The Hill is a very popular village offering elevated views in all directions: to the Tyne Valley and Cheviot Hills in the North; the Durham Dales in the South, Northumberland Coastline in the East and North Pennines in the West. The village offers a well-established, award winning local pub which is the hub of the village. The next door village of Stocksfield (3miles) offers village shopping and larger groceries can be sourced in Prudhoe, Hexham (8miles), Metro Centre (10miles) or Newcastle (14miles). For travel, Newcastle Airport is only 17miles away also. Local attraction such as Hadrian's Wall and Derwent Reservoir as well as Golf Courses at Stocksfield, Slaley Hall, Close House, Matfen Hall, Clara Vale, Hexham and Ponteland are all on the doorstep.

## INTERNAL DIMENSIONS

Lounge/Diner: (L-shaped) 28'6 max x 21'3 max (8.69m x 6.48m)

Kitchen: 22'7 x 11'7 (6.88m x 3.53m)

(All first floor rooms have ranging restricted head height into the eaves)

Mezzanine: 21'3 x 14'3 max (6.48m x 4.34m)

Bedroom 1: 22'7 x 11'4 (6.88m x 3.45m)

Bedroom 2: 14'6 x 9'3 (4.42m x 2.82m)

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre to Cabinet

Mobile Signal / Coverage Blackspot: No

Parking: Driveway

## 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

Restrictions on property? Yes

## 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 Advisor.

**COUNCIL TAX BAND:** F

**EPC RATING:** Exempt

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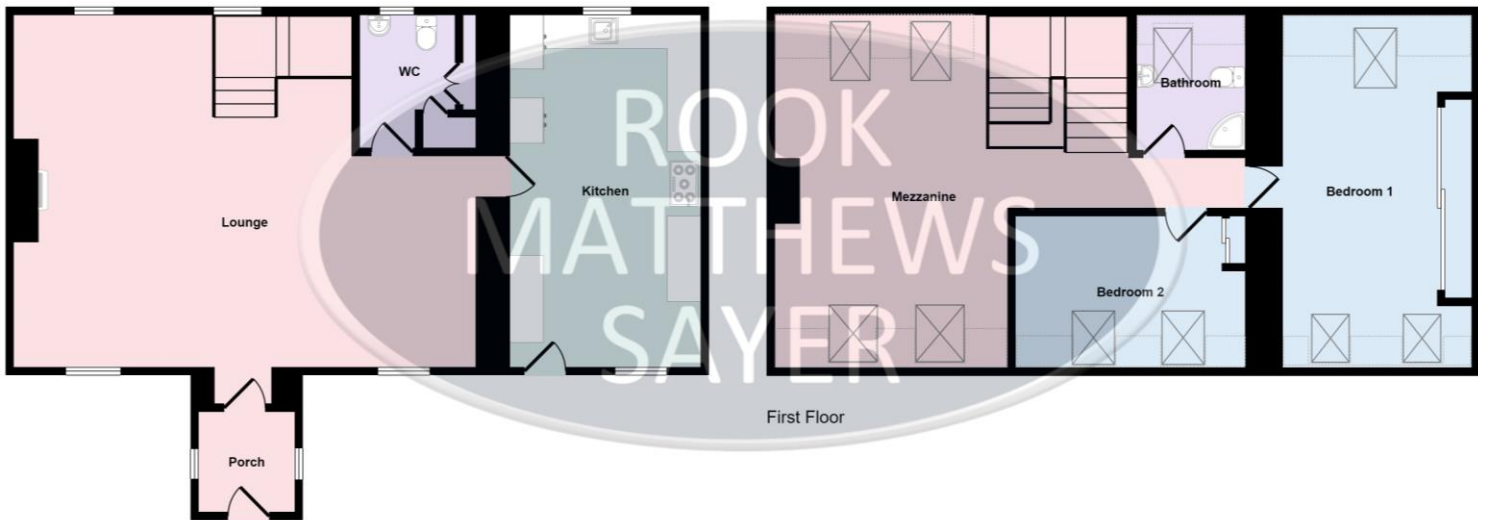
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Ground Floor

☐ Denotes head height below 1.5m



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