



School Lane Wark

- Detached Family Home
- Four Bathrooms
- Four / Six Bedrooms
- Large Private Plot
- Double Garage
- Versatile Accommodation

Offers in the Region of **£ 575,000**

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School Lane, Wark

PROPERTY DESCRIPTION

Offering space, style and status, this astonishing property stands within a private plot fractionally less than half an acre in size, offering extremely flexible accommodation which currently comprises: five reception rooms; four bathrooms; four bedrooms; main kitchen; utility; as well as a second kitchen within one of the reception rooms.

The property is entered via the front door from the driveway into a welcoming entrance porch with space for cloaks and boots. The central entrance hallway is ahead of the porch and offers access to the main ground floor spaces as well as the staircase to first floor.

As you walk through the hallway you reach a door to your left which gives access to the large hobby room containing kitchenette and en-suite shower room. This room is situated to the side elevation and screams out to be separated to give some self-contained accommodation with its own front door (subject to relevant consents being sought).

Further along the hallway we find a door to the main lounge which offers onwards access to the sun room as well as double doors through to the dining room. All of these rooms offer views of the front and side gardens respectively.

The kitchen overlooks the driveway and entrance and is fitted with a good range of wall and base units with direct access to the dining room and utility room.

The utility room offers space for white goods as well as external doors to the driveway and rear garden as well as internal door to the last remaining reception room currently used as a dual aspect home gym.

The staircase leads up from the central hallway to the first floor landing offers doors to all four double bedrooms and the two main bath/shower rooms. The principle bedroom is the most spacious with lots of room for furniture as well as benefitting from an en-suite bathroom.

The garage is double width and boasts twin remote controlled electric doors as well as pedestrian access door to the rear.

Externally, the driveway is substantial and can park several cars. The gardens fill the rest of the large plot (just under half an acre). The gardens have been set up with private sections to the sides as well as large lawned garden to the front surrounded by hedging to keep the grounds private. There is decking to the West elevation off the dining room and sun room offering the perfect place to entertain guests in the warmer months.

This property is well presented and is a fine proposition for someone looking for a generously proportioned family house. It will also suit someone who wants a family home with scope for independent family accommodation (subject to minor alterations and relevant consents) or indeed generating a holiday let income.

The actual plot is of such a size, it may be possible to build a detached dwelling within the existing plot (subject to relevant consents) which may appeal to some buyers.

Please don't hesitate to arrange a viewing.

Wark is a pleasant riverside rural village offering many positive attributes to its residents. Within the village itself, residents can take advantage of the restaurants, public houses, school, sports club and village hall. Being in the location it is, Wark offers a plethora of countryside and riverside walks, ideally placed to take in the leafy outlook.

Road and transport links are strong into Hexham for weekly groceries and other amenities such as hospital, further schooling and leisure facilities.

INTERNAL DIMENSIONS

Lounge: 21'4 x 11'9 (6.5m x 3.58m)
Dining Room: 19'3 x 15'5 (5.87m x 4.7m)
Conservatory: 14'9 x 10'2 (4.5m x 3.1m)
Kitchen: 14'2 x 9'9 (4.32m x 2.97m)
Utility: 10'5 x 9'9 (3.18m x 2.97m)
Gym: 15'11 x 9'3 (4.85m x 2.82m)
Hobby Room: 18'1 x 12'9 (5.51m x 3.89m)
Hobby Kitchen Area: 6'8 x 6'3 (2.03m x 1.91m)
Bedroom 1: 17'0 x 14'2 (5.18m x 4.32m)
En-Suite: 12'4 x 6'1 (3.76m x 1.85m)
Bedroom 2: 15'7 x 10'6 (4.75m x 3.2m)
Bedroom 3: 13'7 x 9'7 (4.14m x 2.92m)
Bedroom 4: 11'0 x 9'9 (3.35m x 2.97m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Oil
Broadband: Fibre to cabinet
Mobile Signal / Coverage Blackspot: No
Parking: Double Garage & 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.

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: E

EPC RATING: D

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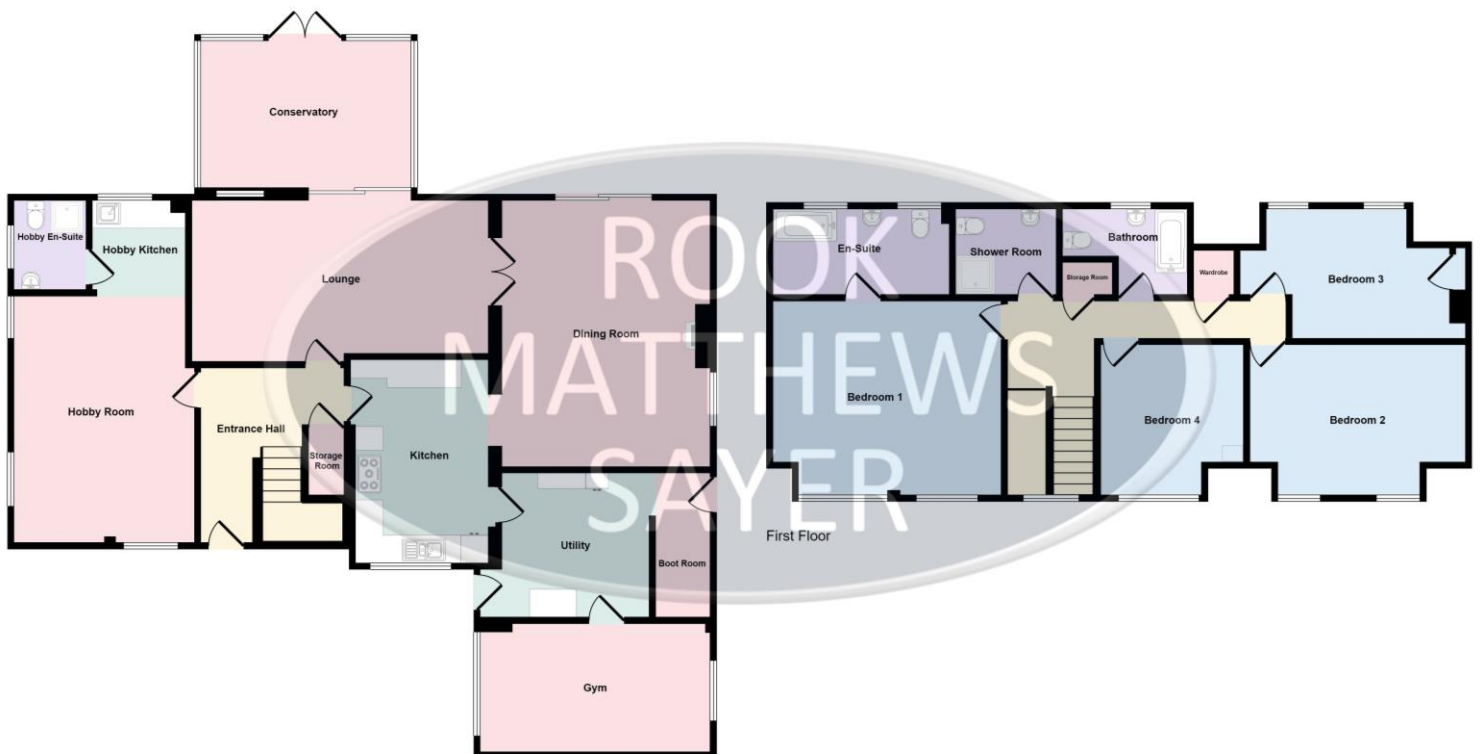
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Ground Floor

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