



Burn Lane Humshaugh

- Stone Cottage
- Two Bedrooms
- Gardens
- No Onward Chain
- Desirable Location
- Character Features

Offers in the Region of **£ 295,000**

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Burn Lane, Humshaugh

PROPERTY DESCRIPTION

Character filled stone built two bedroom cottage with gardens in the very desirable Northumbrian village of Humshaugh.

The old adage "location, location, location" is very appropriate in this instance, situated along a quiet lane surrounded traditional upmarket housing within this desirable and much admired village lies this superb character cottage. This charming character dwelling is steeped in history, believed to date back to the early nineteenth century.

The property is entered via the stained glazed door to the side elevation into the central hallway, immediately greeted by the striking attractive spiral staircase and stone tile flooring which runs through the whole ground floor. The kitchen is an open plan breakfasting kitchen with handy built in seating to accommodate dining table and fitted with a great range of wall and base units with built in fridge and freezer and base space with plumbing for washing machine and dishwasher. Double doors lead from the kitchen to the conservatory with views of the patio area and gardens beyond.

Off the central hallway is a door to the lounge, situated to the front elevation, with dual windows to the front elevation and small window to the porch over the side door. The room is fitted with modern floor-to-ceiling radiators as well as log burning stove.

Up the spiral staircase, you arrive on the landing which is flooded with natural light from the Velux window and gives access to both bedrooms and the family bathroom. The main bedroom to the front elevation has double windows to the front and two floor to ceiling radiators and built-in storage cupboard. A great feature of the room is the painted original exposed stone walls and exposed beams to ceiling with modern recessed down-lighting.

The bathroom has been fitted with a modern suite including WC, hand wash basin, bath and shower cubicle.

Externally the property offers gardens to the rear incorporating patio area outside the conservatory and an upper lawned area with mature borders and shrubs surrounding.

The property has real kerb appeal and gives visitors and real character cottage feel with its stone walls, log burner and stone flooring. The doors are real wood with vintage style handles giving an enhanced cosy feeling of home.

Humshaugh has become a very desirable exclusive rural Northumbrian village in the heart of Roman Wall Country. With great road links to Hexham and Newcastle, the village has a real chocolate box feel to it, set beside the North Tyne River with rolling hills surrounding. Village shop, public house, doctor's surgery and busy village hall are all part of community life here and all further amenities are within easy reach in Hexham via the regular bus services.

INTERNAL DIMENSIONS

Lounge: 17'8 x 14'4 (5.38m x 4.37m)

Kitchen: 15'10 x 10'5 (4.83m x 3.18m)

Sun Room: 10'11 x 9'1 (3.33m x 2.77m)

Bedroom 1: 18'3 x 15'4 (5.56m x 4.67m)

Bedroom 2: 15'9 x 7'11 (4.8m x 2.41m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Oil Central

Broadband: Cable

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

The property lies within Humshaugh 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: C

EPC RATING: D

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Burn Lane, Humshaugh



Ground Floor

First Floor

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