



Hexham Road Wark

- Large Stone Terraced Home
- Four / Five Bedrooms
- En-Suite
- Cellar
- Covered Yard
- Rural Village Location

Auction Guide Price: **£ 225,000**

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Hexham Road, Wark

For Sale by Auction: 12th December, Option 2, Terms and Conditions apply.

PROPERTY DESCRIPTION

This imposing double fronted stone built character house, remarkably spacious, is a former public house and offers all of the space and personality you would expect.

Offered with no onward chain, this unique property is of such a size it lends itself to a number of uses including large family house, holiday let or even house with attached dependent relative accommodation. There are parts of the property which would benefit from some modernising and refurbishment.

The floorplan comprises: thirty seven feet open plan living room with inglenook fireplaces at both ends of the room, one with a cast iron wood burning stove; twenty one feet breakfasting kitchen with hidden hatch giving access to usable cellar; twenty four feet by fifteen feet first floor drawing room; master bedroom with feature exposed stone walls, vaulted ceiling with quadruple skylight windows and lavish en-suite bathroom with ultra modern period themed white suite incorporating free standing roll top bath; three further bedrooms and well appointed shower room.

Particularly exciting is the additional unused ground floor accommodation which is prime for development, this comprises: 23 feet by twelve feet integral garage with arched double doorway leading to a store room at the rear measuring eighteen feet by twelve feet which, in turn, leads to a utility room. Occupying a prominent corner plot in the centre of this most desirable village, viewing is imperative to appreciate what is on offer.

Wark provides all of the usual village amenities including village shop, public houses, sports facilities and schooling. Road links are good to the North and South to Bellingham, Scottish Borders, Hexham and Newcastle. Wark is a popular and well thought of Northumbrian village and will make a superb home for the buyer who wins this wonderful property.

INTERNAL DIMENSIONS

Lounge: 37'4 into alcoves x 14'5 (11.38m x 4.39m)

Study: 18'8 x 11'9 (5.69m x 3.58m)

Kitchen: 21'5 x 9'11 (6.53m x 3.02m)

Master Bedroom: 16'3 x 12'11 (4.95m x 3.94m)

Drawing Room/Bedroom 2: 24'6 x 15'4 (7.47m x 4.67m)

Bedroom 3: 15'3 x 14'1 (4.65m x 4.29m)

Bedroom 4: 15'7 x 14'8 into alcove (4.75m x 4.47m)

Bedroom 5: (L shape) 8'11 max x 11'3 max (2.72m x 3.43m)

Garage/Utility: 23'0 x 11'11 (7.01m x 3.63m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Oil

Broadband: FibreTTC

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.

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: D

EPC RATING: TBC

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Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000+VAT (total £2400) Auction Administration Fee.

Joint Agents: The Agents Property Auction Ltd. Tel 01661 831360

Terms and conditions apply see www.agentspropertyauction.com

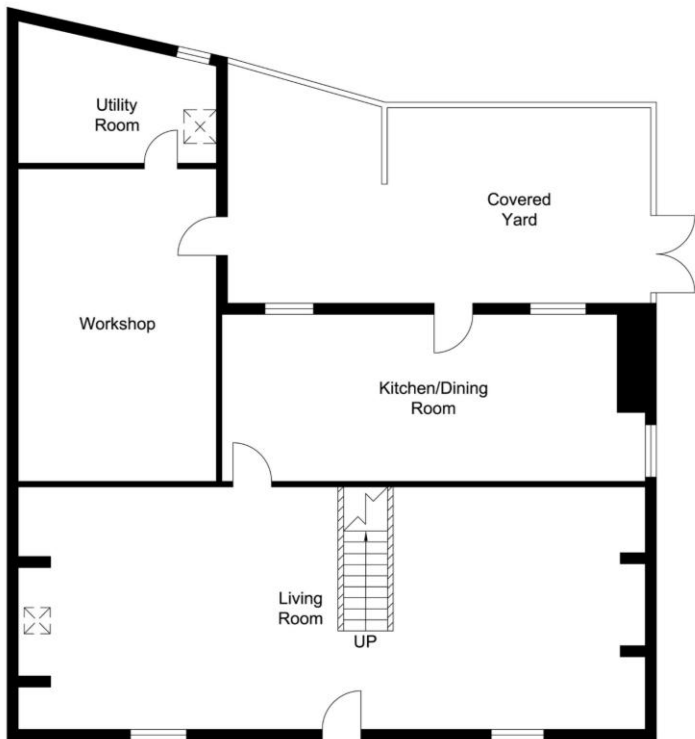
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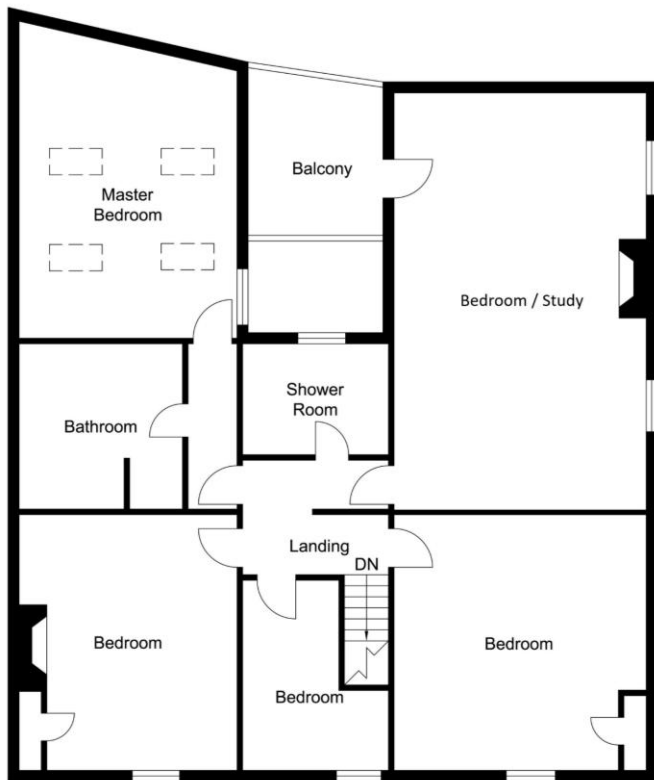
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Hexham Road, Wark



Ground Floor



First Floor



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