



Mohope Hexham

- Detached Cottage
- Two Bedrooms
- Garden
- Driveway & Garage Parking
- Countryside Views
- Quiet Location

Offers In The Region Of **£400,000**

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Mohope, Hexham

PROPERTY DESCRIPTION

Raby Cottage sits in a remote location in the Allen Valley overlooking miles of unspoilt countryside and offering the quaint comfort of a period cottage with the modern addition of a stylish practical extension.

The property is entered via the rear door from the parking area into the utility and boot room offering space for cloaks as well as plumbing for all white goods and sink unit. Off the utility are doors to the lounge and ground floor shower room fitted with shower cubicle, low level WC and hand wash basin.

The lounge is exactly what you would expect from a country cottage – exposed stone walls, large inglenook fireplace with wood burning stove inset, beamed ceiling and window to the front elevation making the most of the rural views. There is also a spacious storage cupboard off the lounge, utilising the space beneath the stairs.

A door leads from the lounge into the central passageway which links the old and new halves of the cottage, as well as the staircase to first floor, and front porch.

The porch is large enough to lounge in and is surrounded by viewing windows, again looking over beautiful Allen Valley scenery.

The kitchen is the lower half of the property extension, fitted with bifolding doors out to the patio and gardens, but also allowing those seated at the table to enjoy the views whilst dining. The kitchen itself is a modern compliment of wall and base units with integrated appliances, granite countertops and the piece de resistance – bespoke period ‘Thornhill’ wood fired aga-style oven.

The stairs lead up to the first floor landing which gives access to the two bedrooms and main shower room.

The main bedroom is the upper part of the property extension and offer the occupier a characterful exposed stone wall, double doors with juliet balcony for taking in the views, as well as ample room for a large bed as well as a full range of bedroom furniture.

Bedroom two is also situated to the front elevation, enjoying the open views, as well as a large storage cupboard filling the void above the stairs and access hatch to the loft space.

The family shower room is immaculately presented with walk in shower cubicle, low level WC and hand wash basin with modern smart mirror above, allowing the occupier to stream music whilst spending time in the shower.

The gardens are set up to enjoy the rural aspect with a large lawned front garden as well as ‘the secret garden’ to the side elevation, housing the hot tub which is again fitted with Bluetooth technology which allows music to be streamed whilst in the tub enjoying the views with a high degree of privacy.

There is a great amount of parking available in the form of a main gravelled double driveway by the front door, a detached single garage with up and over door and a second gravelled double driveway beside the garage. The garage also has electric connects up to it and is plumbed for a washing machine.

Due to the location of the cottage being along a ‘dead end’ road, passing traffic is minimal and the surroundings are tranquil.

Mohope is located in the Allen Valley, offering stunning countryside views for miles. The nearest town is Allendale which is around a 15 – 20 minute drive away. Allendale offers a small convenience store for daily shopping needs, primary school, public houses/ a restaurant, pharmacy facilities, a cricket club and a post office.

For large shopping facilities, the nearest market town of Hexham is around a 30-minute drive away. Hexham offers great schooling for all ages, large shopping facilities, public houses and restaurants, great healthcare facilities, a sports centre, two golf courses and two green parks.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Private Spring

Sewerage: Septic Tank

Heating: Electric, Wood Burner & Under Floor

Broadband: Fibre To Premises

Mobile Signal / Coverage Blackspot: No

Parking: Driveway & Garage

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: E

HX00006417.BJ.MR.07.03.2025.V.1.1.MR

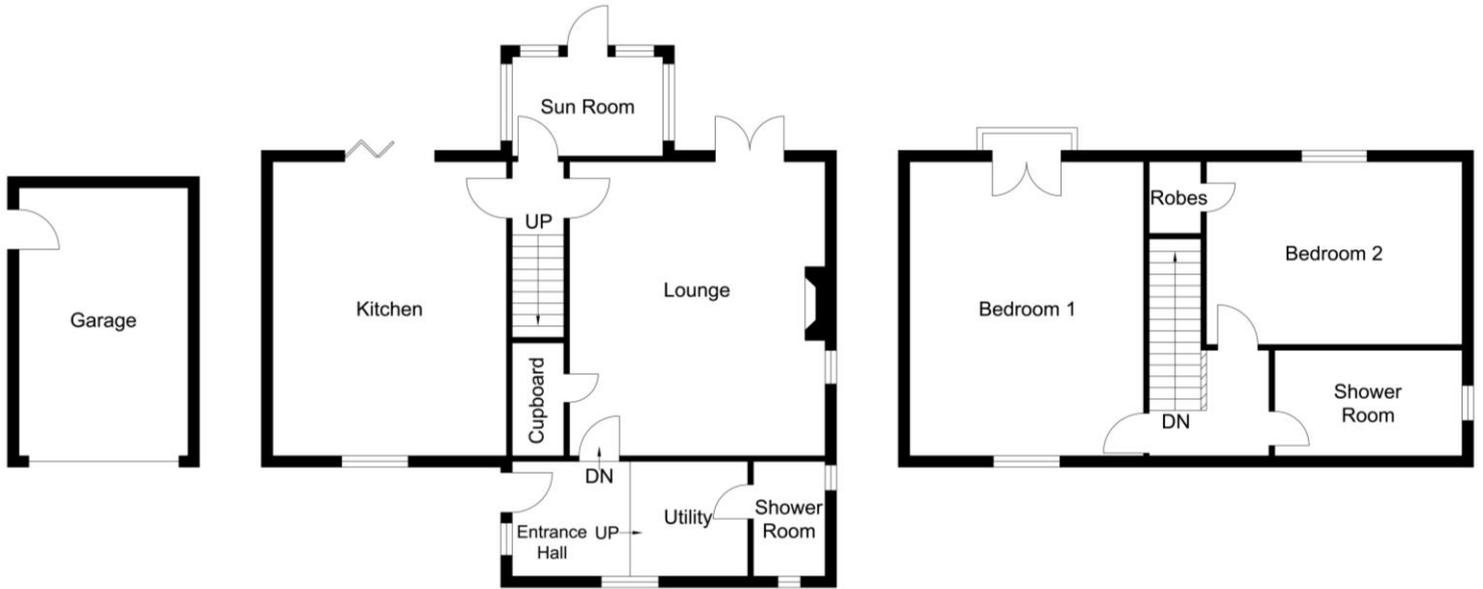
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Mohope, Hexham



Garage

Ground Floor

First Floor

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