



## Tow House

### Bardon Mill

- Detached Cottage
- Three Bedrooms
- Parking For Two Cars
- Rear Garden
- Village Location
- Charm & Character Property

Offers In The Region Of **£290,000**

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# Tow House, Bardon Mill

## PROPERTY DESCRIPTION

Detached three bedroom cottage with character features and modern additions.

The property is entered into the kitchen via the side door from the parking area. The kitchen is very well equipped with base and wall units with attractive frontage and integrated appliances including double width oven and hob with extractor above. There is also a utility / pantry cupboard off the kitchen.

To the rear there is a door through to the second bedroom which is currently being used as a second reception room. This room has a small log burning stove and window overlooking the front garden.

The main lounge is off the kitchen to the front. This is the centre of the house and a very pleasant room to spend time. A large stone inglenook fireplace is the centrepiece of the room housing a log burning stove, perfect for cosying up in front of in the winter months.

Through door beside the fireplace is the boiler room and family bathroom which is fitted out with a beautiful modern three piece suite, tiling to walls and heated towel rail.

To the front south facing elevation, is the sun room, overlooking the gardens and benefitting from French doors out on to the patio. This is the ideal room to sit and relax in the sunshine, watching the children play in the garden.

The doorway to bedroom three is situated at the foot of the stairs and offers additional storage cupboard in the space beneath the staircase. This bedroom is fitted with an internal window offering views out to the gardens via the window over the staircase.

Climbing the stairs brings you to the first floor landing in front of the bedroom which offers good storage cupboards into the eaves as well as landing space perfect for use as a dressing area with the velux roof window pouring in plenty of natural light.

The bedroom itself is a spacious room with restricted height, benefitting from velux roof windows, flooding the room with plenty of natural light. There is also lots of built-in storage, making great use of the space.

Externally, the cottage has parking for 2 cars and gated entrances to the front and rear of the property. The gardens have been landscaped and offers south facing lawn and patio areas, perfect for entertaining in the warmer months.

Bardon Mill is a village situated on the east to west commuter line for trains and buses between Carlisle and Newcastle. In the heart of Roman Wall country, there are lots of rural walks and sights to be seen, as well as the River Tyne being within easy access. Groceries and amenities can be found in nearby Haltwhistle or Hexham.

## INTERNAL DIMENSIONS

Kitchen: 21'9 x 8'7 (6.63m x 2.62m)

Lounge: 15'3 x 13'10 (4.65m x 4.22m)

Bedroom 1: 15'8 x 14'1 (4.78m x 4.29m)

Bedroom 2: 15'11 x 8'10 (4.85m x 2.69m)

Bedroom 3: 10'2 x 8'4 (3.10m x 2.54m)

Bathroom: 9'4 x 4'8 (2.84m x 1.42m)

Garden Room: 7'10 x 6'11 (2.40m x 2.10m)

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Oil & Wood Burner

Broadband: Fibre To Premises

Mobile Signal / Coverage Blackspot: Yes

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: E

HX00006275.BJ.MR.21.03.2025.V.1

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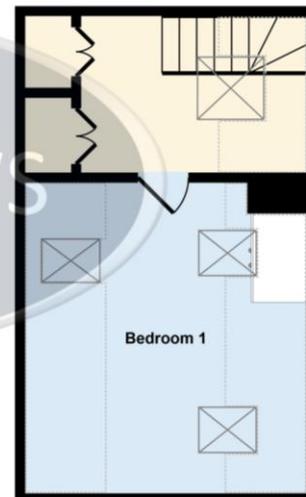
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Ground Floor



First Floor

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