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NINEBANKS, HEXHAM, NE47
Offers Over £265,000

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Grade II Listed Stone Built Period Home Situated within a Desirable Rural Position and Boasting a Generous Lounge, Impressive Open Plan Kitchen/Diner with Utility, Three Bedrooms, Family Bathroom plus En-Suite Shower Room, West Facing Terrace & Single Garage.

This great stone-built, Grade II listed home is perfectly placed within the historic village of Ninebanks, which is set within the beautiful West Allen Valley. School House, which is tucked just off from Chapel Bank, is thought to have constructed around 1856 and is situated adjacent to St. Mark's Church. The property offers direct access to wonderful and picturesque countryside walks and also gives easy access to the River West Allen.

The property is placed only 5 miles from Allendale Town with its shops, cricket club and amenities whilst the village of Alston can also be found 8 miles to the southwest, providing further shops, amenities and public houses.

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Accommodation comprises: Porch through to entrance hall with stairs leading to the first floor. To the right of the hallway is a generous lounge with dual aspect window and a fireplace with new multi-fuel stove. A door then leads through and into a second entrance/access lobby (which is currently being utilised as a store area). To the left-hand side of the hallway is a good-sized kitchen/dining room, which has been replaced, with new range cooker and also enjoys dual aspect windows. To the rear of the kitchen/diner is a door leading into a utility room. The stairs then lead up to the first-floor landing and give access to three bedrooms, of which two are comfortable doubles, both with period fireplace with multi fuel stoves. Bedroom one offers access to an en-suite shower room and WC. Bedroom two enjoys a further wood burning stove and views out to the west. The landing then provides access to a family bathroom with three-piece suite. Externally, the property offers a elevated, west facing terrace which is paved with wrought iron railings. The property also offers a single garage. With new glazed sliding sash windows and oil-fired heating, the property is priced to reflect some further decorative modernisation, and early viewings are strongly advised.



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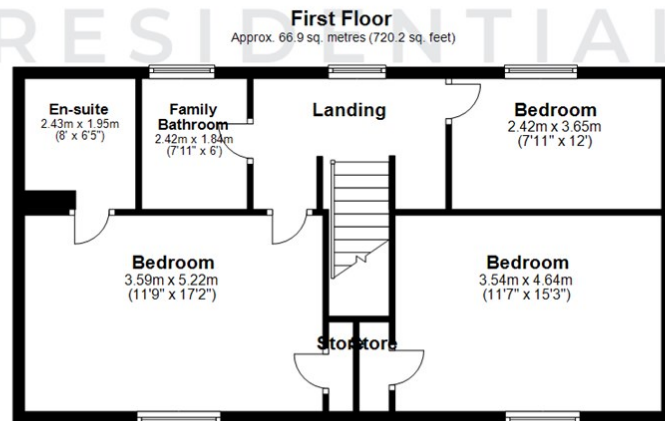
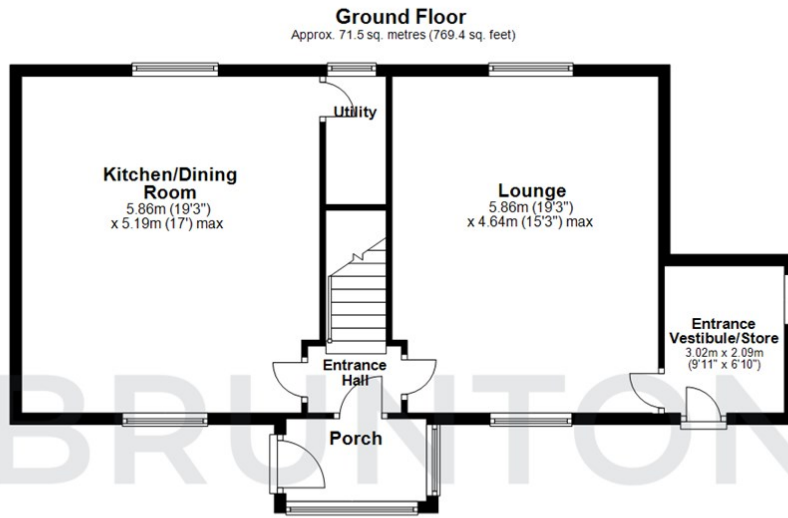
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

EPC RATING :



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	