

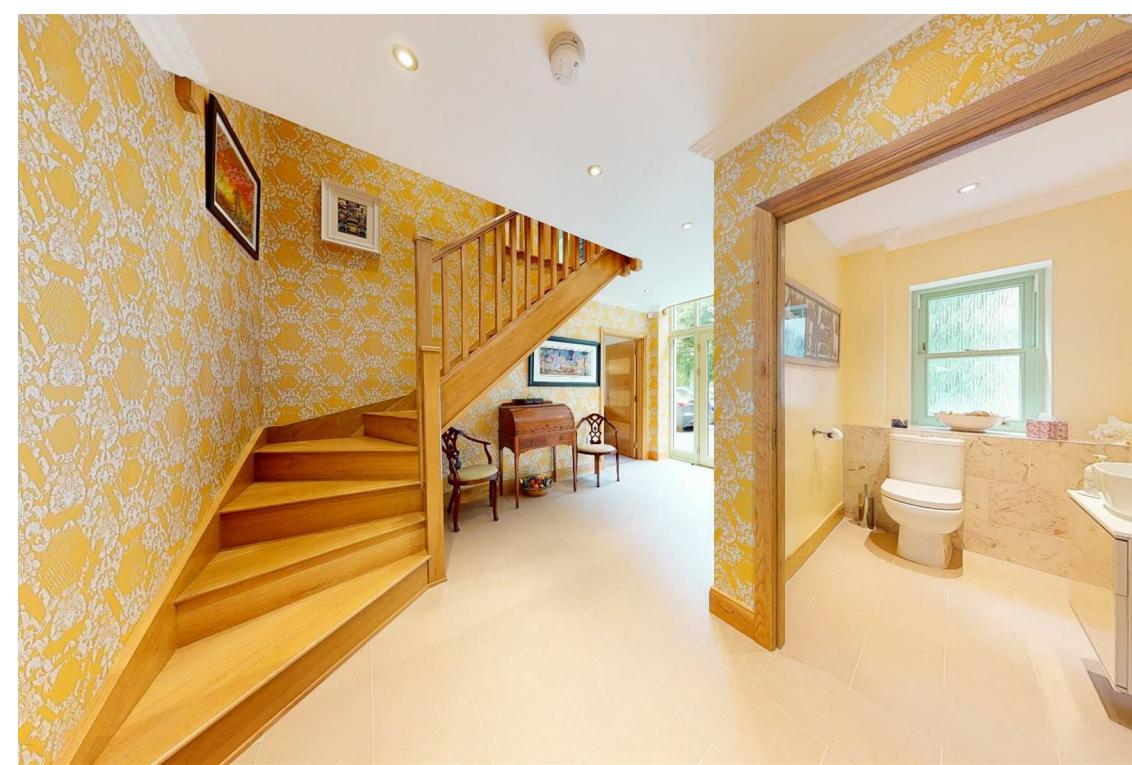


**WOOLEY BURN FOOT, ALLENDALE, HEXHAM, NE47**

Offers In The Region Of £775,000

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Beautifully Presented Modern Detached Family Home Positioned in Allendale, Designed in Partnership with Doonan Architects, Featuring Exceptional Eco Credentials, Expansive Interiors, Offering a Wonderful Open Plan Kitchen/Dining Space, Sun Room, Lounge, Four Good Sized Bedrooms, Family Bathroom plus En-Suite, Master Suite Walk-In Wardrobe, Off-Street Parking and Fabulous Wrap Around Gardens and Double Garage.

Originally constructed in 2017, the property boasts a modern timber frame with a natural stone exterior and a Welsh blue slate roof. Positioned on a desirable and extensive riverside plot, it includes driveway parking for several vehicles, well-maintained lawned gardens with polytunnels, greenhouses, and a summerhouse. Eco-conscious features include a air source heat pump, solar panels, heat recovery and air filtration system, and a private sewage treatment system.

The sought-after village of Allendale is just a short walk away, offering a charming array of local shops, public houses, excellent schooling, and access to the North Pennines Area of Outstanding Natural Beauty. The nearby market town of Hexham provides additional amenities, while excellent transport links ensure convenient access to key destinations such as Carlisle and Newcastle.

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Entry is via a welcoming entrance hall, featuring an attractive tiled floor and a stunning double-height arched window that floods the space with natural light. A finely carved wooden staircase provides access to the first floor, adding character and charm to this impressive entrance. To the left, there is a convenient ground-floor WC, while to the right, you step into an expansive lounge that spans the full width of the property. This bright and airy room features multiple dual-aspect windows, including beautifully arched windows to the rear, and is centred around a stylish stove burner.

The lounge flows seamlessly into a separate reception room, currently used as a sunroom, which enjoys double doors opening onto a patio and the extensive gardens beyond. The kitchen is a particular highlight, designed with both style and functionality in mind. It features a central island with a quartz countertop, high-spec cabinetry, and generous space for both cooking and entertaining. Integrated appliances include a double oven, induction hob, extractor, fridge freezer, and dishwasher. Carefully positioned dual-aspect windows, including large full-length arched windows, enhance the natural light and elegance of the space. From the kitchen, there is internal access to a generously sized garage, which incorporates a utility area, overhead storage, and an electric up-and-over door.

To the first floor, a spacious landing leads to three well-proportioned double bedrooms and a fourth room currently used as a home office. The impressive principal suite boasts a luxurious en-suite bathroom, complete with a walk-in double shower, heated towel rail, vanity sink, and a large walk-in wardrobe. Two of the bedrooms benefit from a stylish Jack and Jill shower room. A well-appointed family bathroom, with partially tiled walls, a large bath, ceramic vanity sink, and heated towel rail serves the remaining bedroom. A loft hatch with ladder access opens to a vast loft area, offering excellent storage and significant potential for conversion (subject to the necessary consents). This versatile space could accommodate two or more additional bedrooms, or be transformed into a playroom, games room, or further living space.

Externally, the property is positioned on a generous and desirable plot, with a tarmac driveway providing ample off-street parking. The front riverside garden stretches down to the riverbank, while the rest of the plot wraps around the house, featuring well-maintained lawned areas, planted borders, raised beds, a polytunnel, two greenhouses, and a summerhouse, perfect for gardening enthusiasts.

The home also benefits from an advanced sewage treatment system with soakaway, as well as a range of eco-friendly features including a air source heat pump, south-facing solar panels, heat recovery and an air filtration system.



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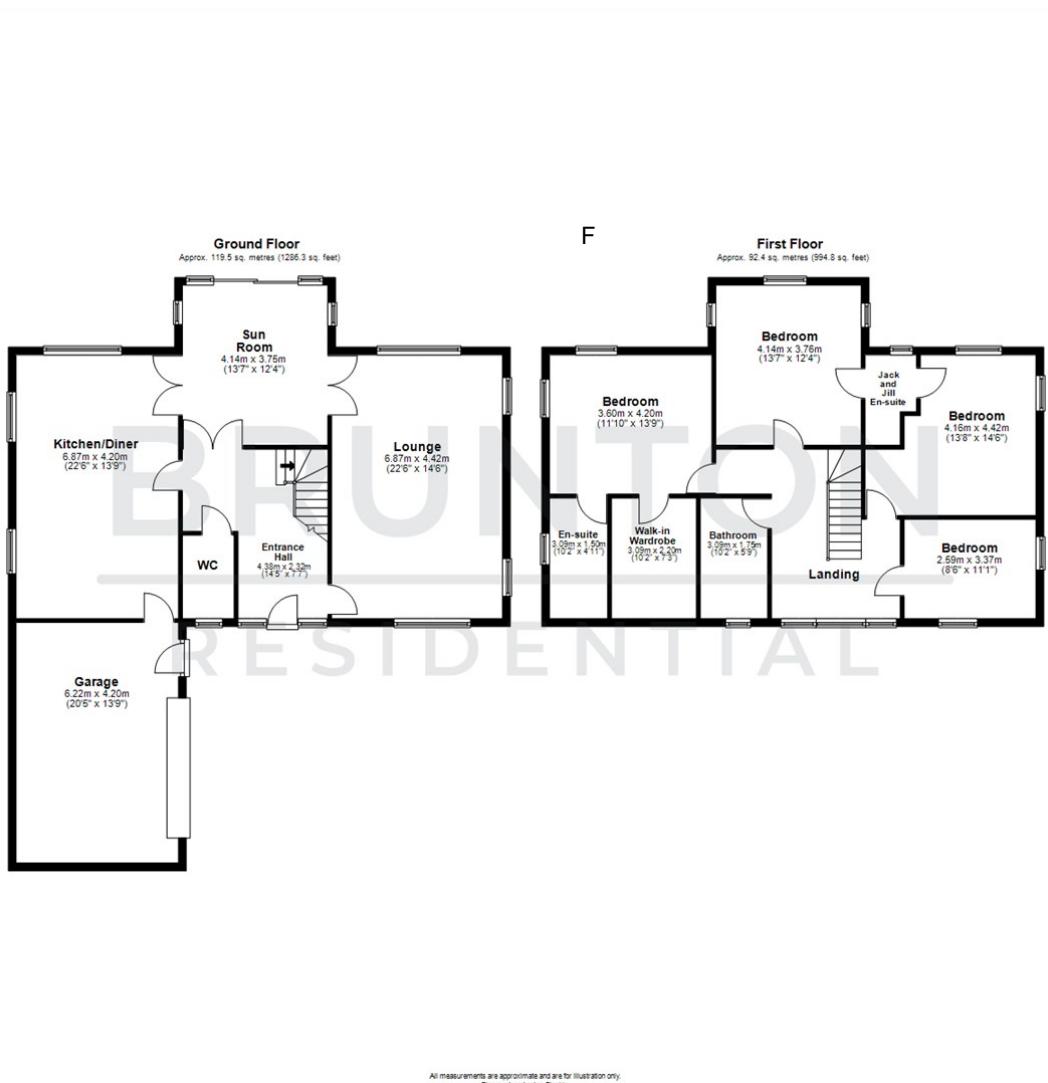
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : F

EPC RATING : A



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A	95
(81-91) B	100+
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	

Not energy efficient - higher running costs

EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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<sub>2</sub> emissions

EU Directive 2002/91/EC