



**Kendal House,**  
Bellingham, Hexham, Northumberland, NE48 2BL



**Kendal House  
Fountain Terrace  
Bellingham  
Hexham  
NE48 2BL**

**Guide Price: £299,950**

A double fronted stone built four bedroom property located in the heart of the North Tyne village of Bellingham. The well presented property offers spacious and versatile accommodation with many noteworthy character features.

- Four bedroom property
- Full of character and charm
- Well presented accommodation
- Spacious and versatile
- Oil fired central heating
- Rear courtyard
- Village location
- Energy efficiency rating F (37)

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**DESCRIPTION**

A double fronted stone built four bedroom property located in the heart of the North Tyne village of Bellingham. The well presented property offers spacious and versatile accommodation with many noteworthy character features including attractive fireplaces, high ceilings, sash windows, picture rails and beamed ceilings. The front door opens into a welcoming entrance porch and hallway with doors leading off to the main reception rooms. The sitting room boasts a cast iron fireplace housing an open fire and fitted shelving. There is a separate living room with an open fire set within a marble fireplace. The dining room enjoys a beamed ceiling and cast iron fireplace. The kitchen is located at the rear of the house and is fitted with a range of shaker style wall and floor units with complementary solid wood work surfaces incorporating a ceramic sink with mixer tap over, integrated dishwasher and double oven with extractor above. The focal point of this room is the inglenook fireplace housing a multi fuel stove. Off the kitchen is a utility room with shelving and a laundry room with plumbing for a washing machine and space for a tumble dryer. The rear hallway provides access to the courtyard. A beautiful staircase leads up to a half landing with large window and window seat allowing lots of light and further stairs ascend to the first floor where there are four good sized bedrooms, three of which have feature fireplaces and the master bedroom benefitting from an en suite shower room comprising a shower cubicle, low level wc and wash hand



basin. There is a box room which could be used as a dressing room or a home office. The main family bathroom is stylishly fitted with a roll top bath, separate shower cubicle, low level wc and wash hand basin. There is also a separate WC. Externally there is a pretty gravelled courtyard with raised flower borders and two outhouses, one used for storage and the other a coal and log store. A gate in the courtyard provides access to the rear lane.

**LOCATION**

Bellingham is the main town of the North Tyne with a wide range of shops, a post office, banks, library, Visitors and Heritage Centre. The town has a Nursery, First School and Middle School, petrol station, police station, doctors/health centre and an 18 hole golf course. Visitors are attracted from all over the world to follow the outdoor pursuits and experience the history of the area. The town is easily accessible with excellent connections by road, Newcastle upon Tyne is 33 miles, Hexham 18 miles and Edinburgh 81 miles.

**SERVICES**

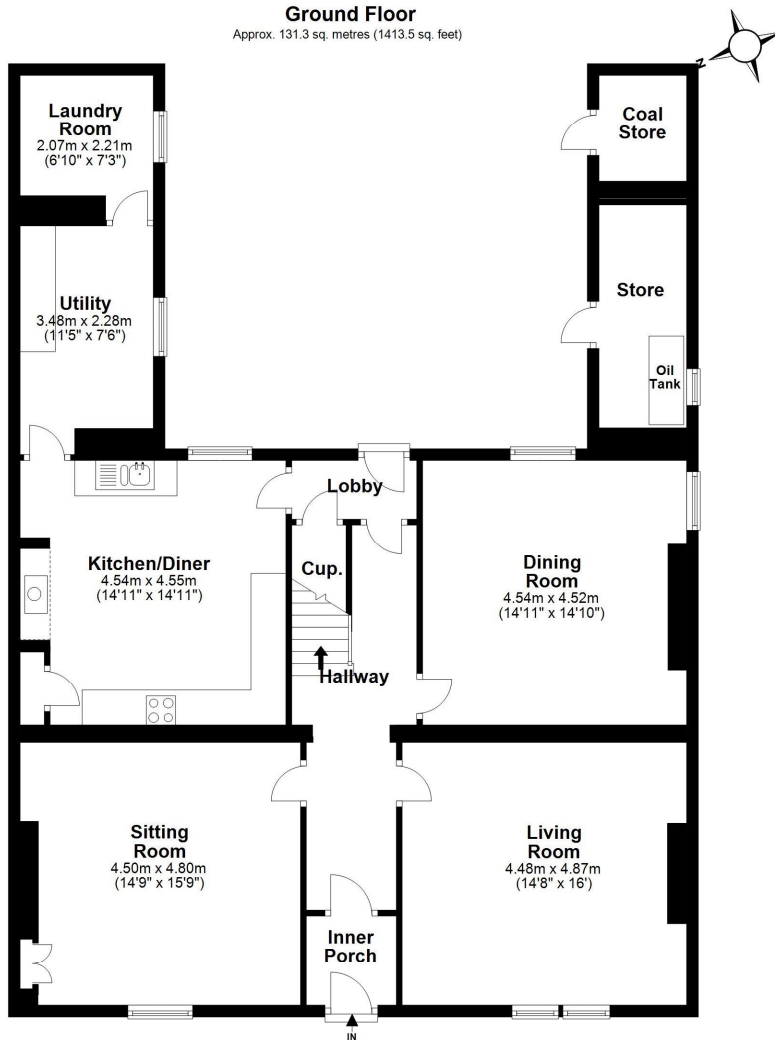
Mains electricity, water and drainage are connected. Oil fired central heating to radiators, which is supplemented by the multi fuel stove in the kitchen, also supplying the domestic hot water.

**CHARGES**

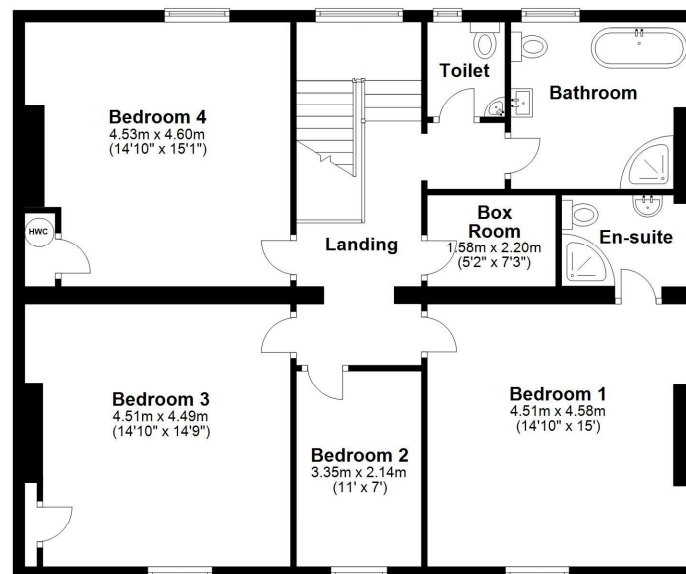
Northumberland County Council tax band D.



**Ground Floor**  
Approx. 131.3 sq. metres (1413.5 sq. feet)



**First Floor**  
Approx. 106.5 sq. metres (1146.9 sq. feet)



**IMPORTANT NOTE:** Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



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