



**Chapel Cottage,**  
Mohope, Hexham, Northumberland, NE47 8DH



# Chapel Cottage

## Mohope

## Hexham

## Northumberland

## NE47 8DH

**Guide Price: £550,000**

A detached four bedroom converted chapel full of character set in an idyllic location with beautiful countryside views, well maintained gardens, stabling and approximately 3.08 acres of land.

- Detached property
- Converted chapel
- Full of charm and character
- Four bedrooms
- Beautifully presented
- Land extending to approx. 3.08 acres
- Stabling and gardens
- Energy efficiency rating E (40)

**youngsRPS**   
Youngs Hexham 01434 608980



## DESCRIPTION

Chapel Cottage is a detached four bedroom converted chapel set in an idyllic location with beautiful countryside views, well maintained gardens, stabling and approximately 3.08 acres of land.

The property provides spacious and versatile accommodation which has been modernised in recent years yet still retains many character features including, exposed stone walls, beamed ceilings and original stone floors.

Internally the accommodation comprises an entrance porch leading into a fabulous sitting room with stairs leading to the first floor. The sitting room enjoys a feature stone fireplace housing a multi fuel stove with wooden mantle above, exposed stone wall and beamed ceiling. A door provides access into a lovely garden room which enjoys a large picture window overlooking the rear gardens and countryside beyond and double patio doors lead to outside. Open plan with the sitting room is a cosy snug area with feature fireplace. The breakfasting kitchen is well equipped with a range of stylish wall and floor shaker units with complementary solid work surfaces incorporating a Belfast sink with mixer tap over, integrated dishwasher and washing machine, space for a range cooker with extractor above and space for fridge freezer. There is a large central island, pantry and storage cupboard. There are two ground floor bedrooms benefitting from a Jack and

Jill shower room comprising a shower cubicle, wash hand basin and low level WC. On the first floor there are two further bedrooms and a large family bathroom comprising a panelled bath, separate shower cubicle, wash hand basin, low level WC and storage cupboards.

## EXTERNALLY

The property enjoys well maintained enclosed gardens mainly laid to lawn with patio seating areas enjoying the stunning countryside views. There is gravelled parking to the front and the side of the property leading to two stables, tack room, shed and a woodstore. The land is located to the front of the property and extends to approximately 3.08 acres including grazing land divided into two enclosures with stock proof fencing and a field shelter together with some woodland.

## LOCATION

Although set in a peaceful rural setting, Chapel Cottage is located just 7 miles from the town of Allendale which boasts a number of amenities including shops, schools, pubs and an Arts Centre. The town of Hexham, Haydon Bridge and Alston are all within convenient reach.

## CHARGES

Northumberland County Council tax band D.

## SERVICES

Mains electricity. Water is via a spring and drainage is via a private septic tank. LPG fired central heating.

## MARKET APPRAISAL

We would be pleased to provide professional, unbiased advice on the current value and marketing of your existing home.

## VIEWING

Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 608980.









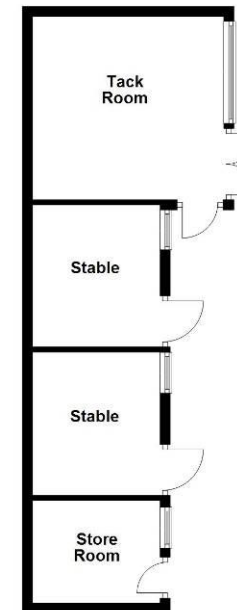




**First Floor**  
Approx. 51.9 sq. metres (558.3 sq. feet)



**Stables**



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