



Whitehall House, Nenthead, Alston, Cumbria  
Offers In The Region Of £350,000

Vickers  
& Barrass  
— Est. 1973 —

Land and Estate Agents

# Whitehall House, Nenthead

- 4 Bedroom Detached House
- Fully Renovated Throughout
- LPG Gas Central Heating
- Large Surrounding Garden
- Off Road Parking
- Sought After Rural Village Location

Rare to the market Whitehall is a beautiful appointed detached double fronted 4-bedroom house located in the picturesque village of Nenthead. The property is undergoing full renovation throughout to a very high standard and briefly comprises, lounge, kitchen, large utility area, ground floor shower room, landing, 4 bedrooms with 1 en-suite and family bathroom. Externally it benefits from large surrounding landscaped garden and gated parking area for several vehicles. It is also fitted with new double glazing and LPG gas central heating system including underfloor heating to the ground floor. In our opinion this property must be viewed to appreciate the accommodation on offer.



## LOCATION

Nenthead, Cumbria is one of England's highest villages. Located in the peaks of the North Pennines National Park an Area Of Outstanding Natural Beauty (AONB) and classed as one of seven UK UNESCO global geoparks due to its geological interest. With an abundance of countryside surrounding the village there is no endless pursuits for walkers and cyclists on the coast-to-coast cycle network. The village benefits from an award-winning local post office and community shop. The Hive located in the old Wesleyan Chapel a unique place for entertainment, art and offers a cafe and social hub, public house and a primary school. The larger town of Alston is located approximately 4.4 miles west of Nenthead offering a wider range of shopping, recreational and schooling facilities.

## Approximate Distances

Alston - 4.4 miles (7.1km)

Stanhope - 15.4 miles (24km)

Penrith - 20.5 miles (33km)

Hexham - 20.5 miles (33km)

Carlisle - 24 miles (38.6km)

Newcastle - 34.4 miles (55.4km)

## GROUND FLOOR

### Lounge

Front entrance door leading into spacious lounge. Large inglenook fireplace with stone lintel and surround, double patio doors to rear garden allowing an abundance of natural light, sash window to front elevation, small window to rear elevation, exposed timber beam to ceiling, spotlights, cupboard housing electric meter and staircase to first floor.

### Kitchen

Newly fitted with a range of grey wall and base units, ceramic sink drainer with chrome mixer tap over inset in work-surfaces. Sash window to the front elevation with countryside views over the valley. Integrated gas hob, electric double oven, and fridge freezer. Ceramic tiled splash-backs, spotlights to ceiling and multipipe thermostat for heating system.

### Utility

'T' shaped room fitted with base units, laminate work-surface over and inset stainless steel sink drainer unit with mixer tap. Rear UPVC door and window. Small side window and entrance door leading to front elevation. Cupboard housing gas Worcester combination boiler and hot water storage cylinder.

### Shower Room

Fitted with a white suite comprising pedestal wash hand basin, low level w.c., corner shower cubical with mains fed shower, chrome heated towel rail, opaque window to side elevation, extractor fan to wall and spotlights to ceiling.

## FIRST FLOOR

### Landing

Loft access hatch and storage cupboard.

### Bedroom 1

Double bedroom with central heating radiator and sash window with countryside views over the valley.



### En-Suite

Fitted with low level w.c., wall mounted wash hand basin, shower cubical with mains fed shower, shower paneled walls and glass screen, chrome heated towel rail and opaque sash window to front elevation.

### Bedroom 2

Central heating radiator and sash window.

### Bedroom 3

Central heating radiator, sash window and over stairs storage cupboard.

### Bedroom 4

Central heating radiator and sash window.

### Bathroom

Fully fitted modern bathroom comprising panelled bath, pedestal wash hand basin with chrome mixer tap, low level w.c., corner shower cubical with curved glass sliding door, electric Mira shower and shower paneled walls, ceramic tiled splash-backs, rear sash window, extractor fan to wall and spotlights to ceiling.

### EXTERNAL

#### Front Garden

Laid mainly to lawn with small stone wall and steps leading to front door. Gated access to gravelled parking area with ample space for several vehicles.

### Rear Garden

Landscaped rear garden laid mainly to lawn with stone flagged circular patio, graveled paving and flower boarder. The garden continues up a sloped grassed area to a further elevated garden space with several mature trees and the possibility to build a further patio or seating area.

### COUNCIL TAX

Council tax band C

Further information in relation to council tax can be obtained by contacting the local authority Eden District Council [www.eden.gov.uk](http://www.eden.gov.uk)

### TENURE

The property is covered by the Alston 1000 year lease with 410 years remaining.

### METHOD OF SALE

Sale by private treaty. Prospective purchaser(s) should register their interest or submit offers with the selling agent by contacting Darlington office.

### VIEWING

Strictly by appointment only, please contact our Darlington office to arrange an appointment.

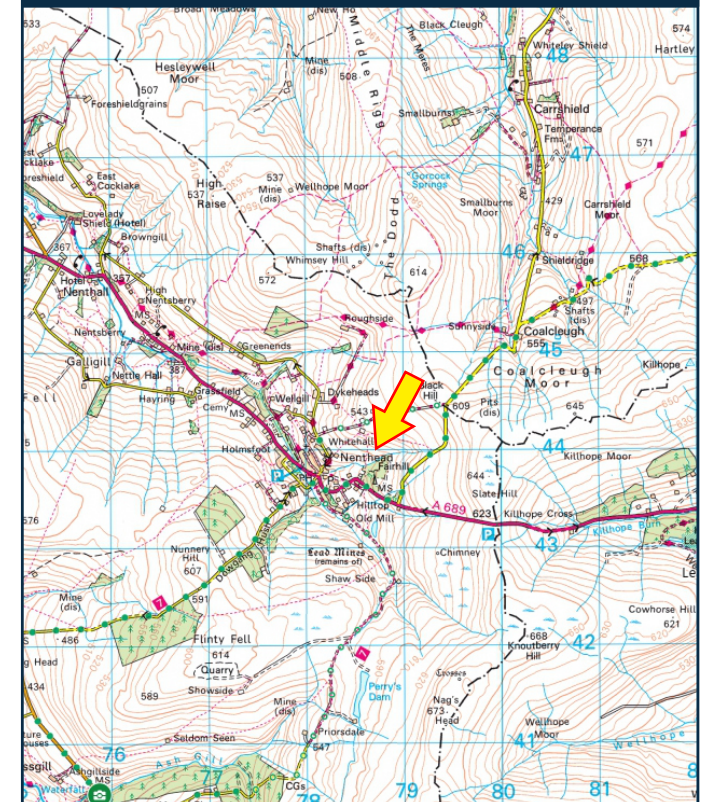
### ANTI-MONEY LAUNDERING REGULATIONS

Prospective purchaser(s) should be aware that in the event of an offer being accepted by the vendor they will be required to provide us with documents in relation to Anti-Money Laundering Regulations. The extent of the required documentation will be confirmed to the purchaser(s) on acceptance of an offer.

## ENERGY PERFORMANCE CERTIFICATE

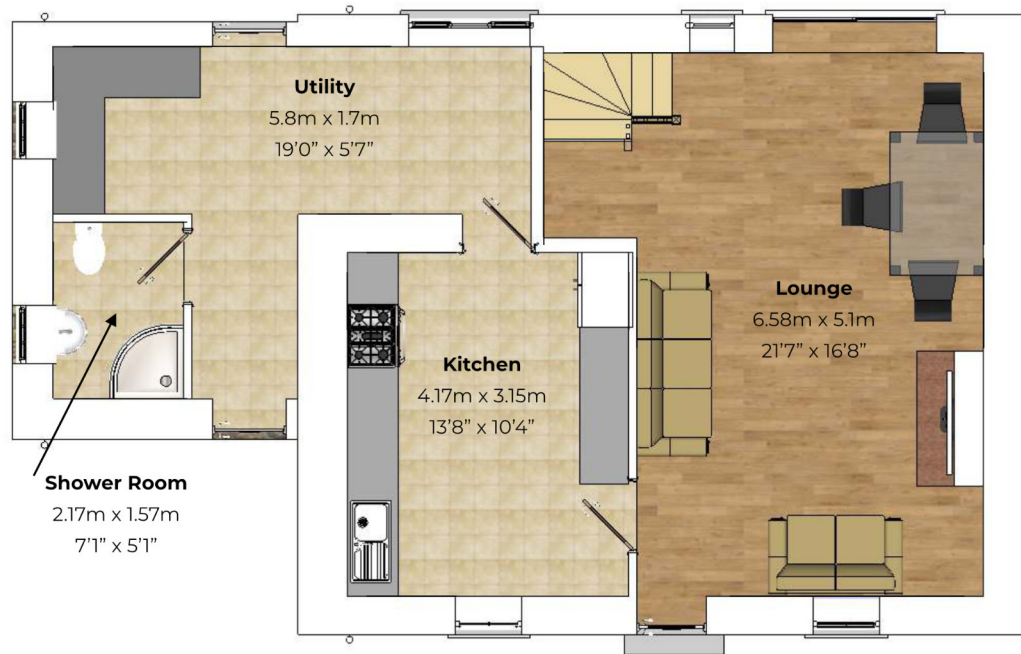
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C		
55-68	D	59   D	
39-54	E		
21-38	F		
1-20	G		

## LOCATION PLAN

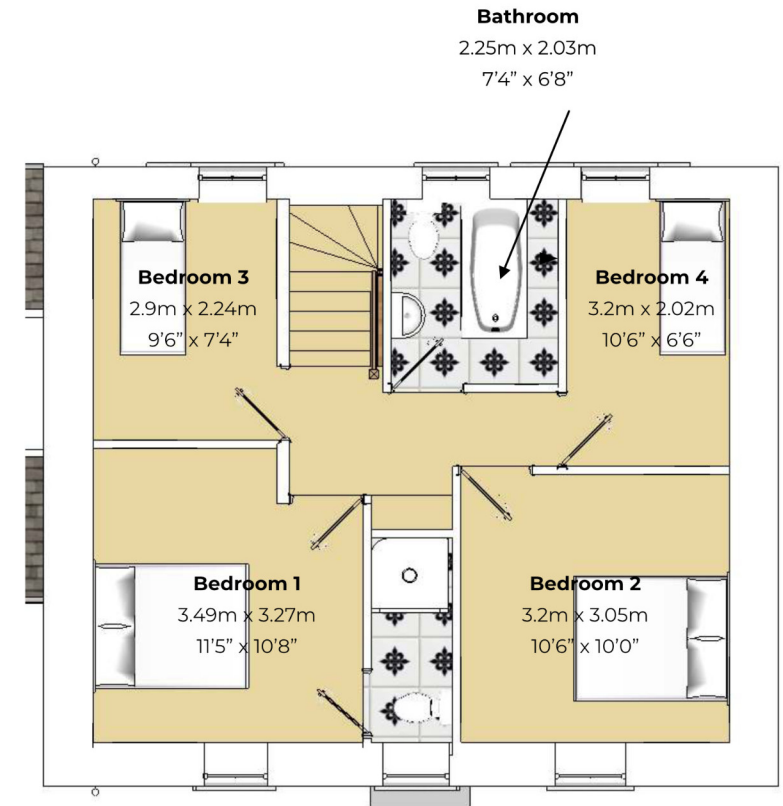




# Floor Plan



**GROUND FLOOR**



**FIRST FLOOR**

For illustrative purposes only, all measurements are approximated.

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