



**Middle Rigg,**

Ninebanks, Hexham, Northumberland, NE47 8DN

youngsRPS 

**Middle Rigg  
Ninebanks  
Hexham  
Northumberland  
NE47 8DN**

**Guide Price: £375,000**

Spacious barn conversion occupying an idyllic position and enjoying breathtaking views over the surrounding countryside, with approximately 2 acres of land, stabling and ample space for parking.

- Barn conversion
- Stunning rural setting
- Breathtaking views
- Four bedrooms
- Fabulous living kitchen
- Outbuildings/stables
- Circa 2 acres of land
- Energy efficiency rating F (26)
- No forward chain

**youngsRPS**   
Hexham - 01434 608980



## DESCRIPTION

Occupying an idyllic position and enjoying breathtaking views over the surrounding countryside, Middle Rigg is a well presented spacious barn conversion with approximately 2 acres of land, stabling and ample space for parking. Situated in a stunning rural setting the accommodation offers versatile living space with many charming features such as ceiling beams and exposed stone walls, large picture windows with deep sills, and wood burning stove. The property comprises of a welcoming entrance hallway with useful utility cupboard and adjacent bathroom, useful boot room and large snug with further access to a bedroom/study. Steps lead from the entrance/utility room to a fabulous open plan living kitchen with solid oak floor. The kitchen is fitted with a range of wall and floor units, granite worktops and integrated appliances. A feature of this room are picture windows and sliding patio doors allowing natural light to flood in and providing access to different parts of the garden offering views over the surrounding land. Suspended above the kitchen is a mezzanine sitting room with views over the land and beyond. From the sitting room a door leads through to the landing where there are three further bedrooms, the master enjoying an en suite bathroom with free standing bath.



## EXTERNALLY

An entrance driveway leads down to the property with ample space for parking. Delightful gardens surround the house with enclosed sitting area and raised patios, an abundance of mature trees and flower borders. The land extends to approximately 2 acres and comprises, grazing land, woodland and outbuildings/stabling set in the courtyard area. There is a further 3.5 acres of land available by separate negotiation.

## LOCATION

Although set in a peaceful rural setting, Middle Rigg 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.

## DIRECTIONS

From Hexham travel West along the A69, just after the turning to Haydon Bridge turn left onto the B686, go through Whitfield and then turn left at signpost for Ninebanks/Parmentley Hall Holiday Lodges, just after Ninebanks there is a road off to the right (signposted Mohope/Youth Hostel) take this road, go across a bridge and turn left signposted Middle Farnley Shields, travel for approximately 1.5 miles and at the top of the hill turn left through a gate (signposted The Nook). Middle Rigg is the first property.



## SERVICES

Mains electricity is connected. Water is via a bore hole and drainage is via septic tank. Oil fired central heating to radiators also supplying the domestic hot water. The kitchen has under floor heating.

## CHARGES

Northumberland County Council tax band E.

## VIEWINGS

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

## FREE MARKET APPRAISAL

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









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