



Cherry Tree Cottage
Nenthead, Alston, CA9 3PD

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A unique and exciting family home which can be enjoyed as one or separated into three distinct dwellings. Situated in the centre of the village of Nenthead, enclosed by circa 4.1 acres of land that protects the lovely outlook over the village and hills.

- 8 bedroom property
- Separate annex
- Recently re-roofed
- Spectacular views
- Village location
- Mature gardens
- Beautifully presented throughout
- Energy efficiency rating tbc



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CHERRY TREE FARMHOUSE

A substantial 4 bedroom period property which is the initial property at the foot of the driveway. Entering via the front porch into the internal hall there are stairs to the first floor landing and a cloaks WC. The kitchen is accessed off the hall and is part of an open plan living dining room arrangement that is enhanced by the stunning views on offer to the rear of the property. The dual aspect creates an inviting family space with the kitchen being set to the front. The Kitchen has wall and base cabinets set underneath laminate worksurfaces with integrated 1 ½ stainless steel sink and drainer. There is plumbing for a dishwasher, set into the base units, a free standing Classic 100 electric range cooker with extractor hood above and partially tiled wall splash back. To the rear, the dining room area is a bright and open room with fireplaces at either end and picture windows opening the room up to the view out over the village below. The initial fireplace at the kitchen end is a great feature with a multi fuel burning stove set into a stone surround and hearth. The second fireplace is shared between the living area and the dining area, this beautiful inglenook fireplace is well balanced by the exposed beams as well creating a very charming living area. The living

room connects into the ground floor office/ quiet study area; from the study there is internal access to the Cottage.

Through from the kitchen the utility areas of the house are found, these include a ground floor bathroom, comprising of a bath, WC and wash hand basin. The “secondary workers entrance”, that has fitted storage cupboard and tiled floors that continue through to the rear hallway and the utility room with space for a washer and dryer as well as the recently fitted oil boiler.

The first floor bedroom accommodation is on split levels, with the two main double bedrooms both with fitted wardrobes to the front and two further double bedrooms and a family bathroom to the rear. The family bathroom has a corner bath and a wash hand basin. There is an additional first floor cloaks, WC.

LOCATION

Situated in the centre of Nenthead, the property is ideally located in a stunning rural setting with good connectivity to the surrounding areas. Neanthead offers a range of leisure activities and sporting facilities, there is a primary school and

village shop, Nearby towns of Alston and Allendale offer additional shops, cafes, and GP practise, schools and public houses. A full range of retail and leisure facilities as well as major supermarkets are available in the market town of Hexham about 20 miles away. Haydon Bridge train station offers additional public transport links, for the commuter rail services west to Carlisle and east to Newcastle Upon Tyne are regularly available in addition to the excellent road networks via the A68 and A69 dual carriageway.

SERVICES

Mains water, electric and drainage are all connected, the properties have newly upgraded oil fired central heating including separate boilers and double bonded tanks.

CHARGES:

Farmhouse – Northumberland County Council tax band tbc





CHERRY TREE COTTAGE

The Cottage is a very pleasant 2 bedroom property that is accessible from both the Farmhouse as well as the Barn if required. The Cottage has an open plan living kitchen area. The kitchen area has wall and base units set underneath laminate worksurfaces, with integrated stainless-steel sink and drainer, plumbing for a dishwasher, and an electric hob with extractor hood. The dining/ living area has a pleasant feature fireplace as a focal point to this space with a ground floor cloaks WC set underneath the stairs off the dining area. The living area can be separated off if required, but the space works well with the dual aspect opening the ground floor up and providing natural light into both areas throughout the day. The rear vestibule has access to the rear garden area as well as to the Barn if required.

The first floor has two generous double bedrooms, with the rear room benefitting from the extensive views on offer. Both bedrooms are serviced by a family bathroom that includes a double shower cubicle, WC, wash hand basin, partially tiled walls and laminate floors. From the first floor landing there is also access available into the barns first floor accommodation.



EXTERNALLY

Externally, Cherry Tree Cottages enjoy a private driveway that leads down to the gravelled parking area that is suitable for several vehicles. Alongside the driveway is a mature vegetable garden with raised planters and fruit trees, at the foot of the vegetable garden and behind the parking area there are workshops and storage sheds. The mature spiny can be accessed from the workshops and offers a great space for the hen houses to be located. At the front of the properties there is a gravelled driveway with raised flower beds on either side. The rear gardens are low maintenance gardens which has bedding areas and flagged pathways interlinking the properties.

The gardens overlook the field to the rear. The main farmhouse has a side garden which is a more enclosed space with a pleasant seating and bedded area that enjoys the best of the view. The fields are rough grazing paddocks that benefit from having access currently from both the property and the road. With the land being split into two separate fields by the spiny of treas. In total the properties sit in circa 4.1 acres.







CHERRY TREE BARN

The barn enjoys spacious accommodation to the ground floor that includes an entrance porch to the side that leads into the kitchen. The kitchen is well appointed with breakfasting area, wall and base cabinets, laminate worksurfaces, integrated fridge-freezer, stainless steel sink and drainer, electric oven and hob set underneath an extractor hood. The large picture window to the rear offers a great deal of light into this room and from the sink you have a great outlook to the garden, fields and village beyond.

The main living area to the barn is a bright and inviting space with a dual aspect providing light through the day into this space, the main focus of this room is the feature fireplace that has a large stone inglenook fireplace, presently without a working fire. In addition to this main living area, the barn enjoys a snug as well that has a lovely view with it being on the rear of the property and from this room you can also access the Cottage. The formal entrance to the front is also complete with a ground floor cloaks WC.



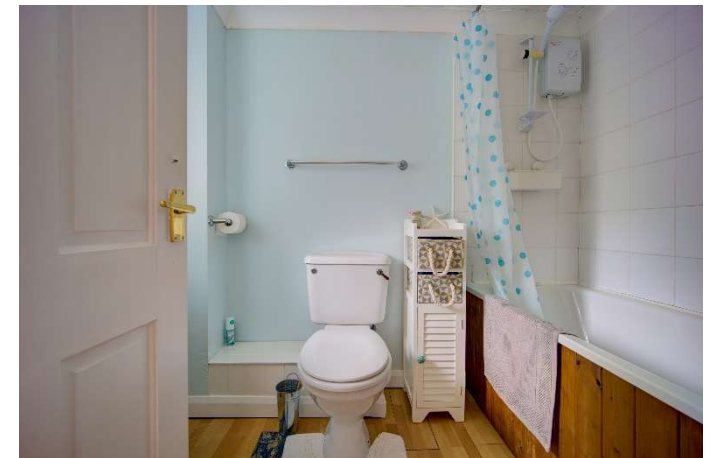
The first floor accommodation has a generous single bedroom to the front with the main principal room to the rear which enjoys an en suite bathroom room. The family bathroom enjoys a three-piece bathroom suite comprising; bath with shower over, WC and wash hand basin.

CHARGES

Subject to business rates.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is subject to a public right of way that cross over the title, the public footpath leads down the driveway and through the field to the rear into the village. The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.







CHERRY TREE ANNEX

Converted into residential accommodation the annex has a spacious ground floor living kitchen area that is accessed from the front porch and has a triple aspect. The kitchen area has fitted wall and base units set underneath laminate surfaces with integrated electric oven and hob with tiled splash back, a stainless steel sink and drainer, tiled splash back and plumbing for a washing machine and a dishwasher. The ground floor living area has a fantastic view of the village, with fitted storage underneath the stairs and a ground floor shower room. The first floor area has restricted head space with the room being created in the eave spaces of the roof with a further bathroom off the sleeping area that comprises a bath, wash hand basin, WC and tiled flooring and walls.

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.



CHARGES

There is small business relief on the annex.

REFERRALS

In accordance with the Estate Agents' (Provision of Information) Regulations 1991 and the Consumer Protection from Unfair Trading Regulations 2008, we are obliged to inform you that this Company may offer the following services to sellers and purchasers from which we may earn a related referral fee from on completion, in particular the referral of: Mortgages and related products our commission from a broker would be £100.00 incl VAT for Mortgages and £50 inc VAT for Insurances, however this amount can be proportionally clawed back by the lender should the mortgage and/or related product(s) be cancelled early.



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