



Benefiting from an elevated position with simply stunning views to the south over the Tyne Valley this immaculate split level, three bedroom detached cottage is an attractive mix of original features and contemporary fittings and provides beautifully appointed accommodation in this delightful rural location. EPC Rating: F.

- Stunning rural views in this accessible location
- Attractive mix of contemporary and period features
- Living room with direct access to roof terrace
- Large dining kitchen with stunning views
- Immaculate well landscaped gardens with summer house and garaging
- Close to local amenities and accessible to the A69 trunk road

Guide Price: £295,000

Newcastle upon Tyne 32 miles, Carlisle 28 miles,
Hexham 12 miles, Haltwhistle 4 miles

SERVICES

Mains water, electricity and drainage are connected to the property.

HEATING

Oil fired boiler to radiators.

GLAZING

Full double glazing throughout the property.

TENURE

Freehold

LOCATION

Travelling west from Hexham on the A69 trunk road continue past Haydon Bridge and then take the first left turn to Bardon Mill after the Ridley Hall turn off. On approaching the village take the first right turn signposted Thorngrafton. Continue up the hill under the A69 and then take the next right turn, again signposted Thorngrafton. Follow the road into the village, continuing around the sharp right hand bend and along the lane and the property will be seen on the right hand side.

COUNCIL TAX BAND

Council Tax Band B.

OFFICE REF

HX00003242

DETAILS PREPARED

May 2015

PROPERTY MISDESCRIPTIONS ACT 1991

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 a contract. Prospective buyers and their advisers should satisfy themselves to the facts, and before arranging an inspection. Further information on points of particular importance can be provided. Services, fittings and equipment have not been tested. Room sizes should not be considered exact.



DESCRIPTION

The property lies in the hamlet of Thorngrifton a little to the north of Bardon Mill which offers local amenities including main line railway station, community shop and village pub. More extensive amenities are available within Haltwhistle some 4 miles to the west and the property remains within acceptable commuting distance of Tyneside/Newcastle upon Tyne.

The accommodation has been sympathetically modernised and extended by the current owners to provide accommodation which fully benefits from the stunning views over the valley.

ACCOMMODATION

Ground Floor

Entrance Hallway

Leading to:

Living Room

4.99m x 3.96m (16' 4" x 13' 0")

With attractive cast iron fireplace and with French doors leading out onto the decked roof terrace.

Bedroom 1

3.95m x 3.91m (13' 0" x 12' 10")

With fireplace recess.

Bedroom 2

4.25m x 2.94m (13' 11" x 9' 8")

With built-in wardrobes and period inglenook fireplace.

Bedroom 3

3.22m x 2.22m (10' 7" x 7' 3")

Bathroom

With suite comprising panelled bath with over bath shower/screen, wash hand basin set in vanity unit and low level w.c. Also with extensive wall and floor tiling.

Stairs lead down from the living room to:

Open Plan Dining Kitchen:

Dining Area

4.59m x 2.61m (15' 1" x 8' 7")

With extensive glazing to two sides and with patio doors leading out onto the south terrace. Also with tiled floor.

Kitchen Area

4.87m x 3.75m (16' 0" x 12' 4")

Beautifully fitted with a range of contemporary units incorporating central island unit and with integrated hob and oven, twin circular sinks, tiled floor and with stone inglenook fireplace having wood burning stove inset. Opening through to:

Utility Room

2.84m x 1.85m (9' 4" x 6' 1") and 1.32m x 1.15m (4' 4" x 3' 9")

Having plumbing for automatic washing machine/dryer, fitted shelving and with oil fired boiler serving the central heating system. It should be noted that this room has restricted head height.



OUTSIDE

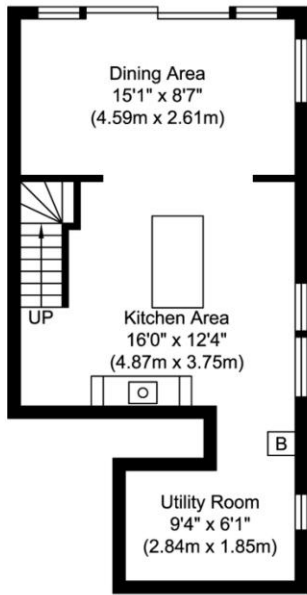
The property benefits from beautifully landscaped well stocked gardens to the south and west incorporating sheltered sitting areas, summer house with deck, lawns, well stocked herbaceous borders and with:

Single Garage

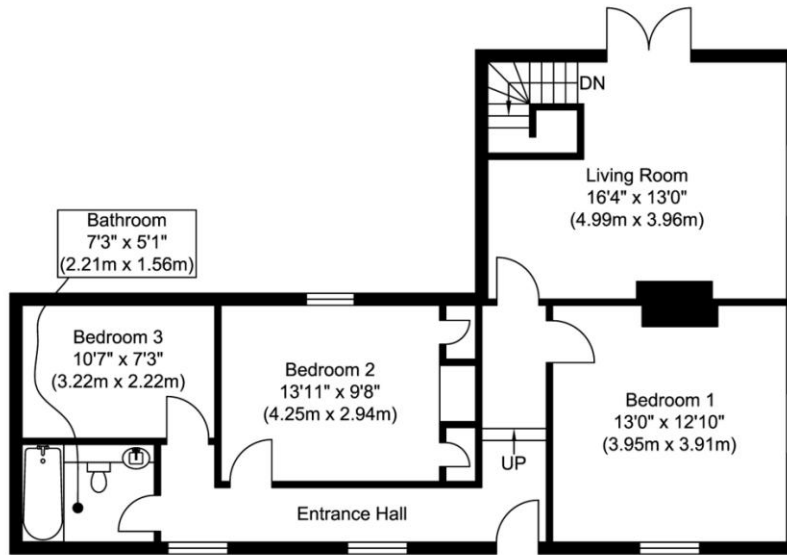
Incorporating driveway parking for one car.

All of the garden areas benefit from stunning far reaching views across the adjoining countryside and Tyne Valley beyond.





Lower Ground Floor
Approximate Floor Area
390.94 sq. ft.
(36.32 sq. m)

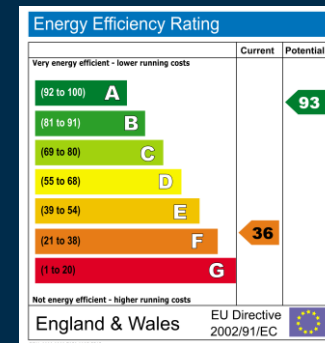


Ground Floor
Approximate Floor Area
760.36 sq. ft.
(70.64 sq. m)

Thorn Cottage

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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