Greycroft
11a Military Road
Heddon-on-the-wall
Newcastle Upon Tyne
NE15 0BQ

Guide Price: £475,000

Greycroft is an impressive period property full of character and charm occupying a private plot with stunning gardens and picturesque views in the desirable village of Heddon-on-the-wall.

- Period property
- Character features
- Three bedrooms
- Three reception rooms
- Parking and double garage
- Garden
- Desirable village location

EPC rating E (52)

youngsRPS
Hexham - 01434 608980
DESCRIPTION
Greycroft is an impressive period property full of character and charm occupying a private plot with stunning gardens and picturesque views in the desirable village of Heddon-on-the-wall. The well proportioned and immaculately presented accommodation comprises of an inviting entrance porch with exposed stone wall leading through to the hallway with staircase to the first floor and under stairs cupboard. The elegant dining room enjoys views over the front garden with double doors leading through to the spacious dual aspect sitting room which benefits from an open fire set in a feature fireplace and a door leading out to the front garden. The versatile study leads through to the kitchen which is fitted with a range of wall and base units with integrated gas hob and electric oven and a stainless steel sink and drainer with mixer tap and leads through to the rear porch/breakfast room which enjoys open countryside views and provides access to the rear garden. The useful laundry room provides plumbing for a washing machine and ventilation for a tumble dryer.

On the first floor there are three good sized bedrooms, all with fitted wardrobes, with the master bedroom benefitting from a large dressing room with ample storage space and an en suite shower room. The main bathroom includes a shower cubicle, separate panelled bath, low level wc and wash hand basin.

Externally the property has gated access with a gravelled parking area with double garage. The front garden is mainly laid to lawn with hedges to either side providing privacy and borders with a variety of shrubs, trees and flowers. To the rear of the property there are beautiful views to be enjoyed over the far reaching countryside.

LOCATION
The village of Heddon on the Wall offers a rich and interesting history and enjoys many amenities; including shops, a library, two public houses, petrol station and a First School. The nearby village of Wylam offers a railway station with regular trains to Newcastle and Carlisle. The village is in close proximity to the A69, providing access east towards Newcastle and west towards Hexham and Carlisle.

SERVICES
Mains electricity, gas, water and drainage are connected. Gas fired central heating to radiators also supplying the domestic hot water.

CHARGES
Council Tax band G.

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

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