



An unusual, Grade II Listed, three/four bedroom village house comprising part of the original station house of Riding Mill station fronting onto the platform but principally south facing with its own private garden and with considerable potential for renovation/upgrading to provide a unique family home in this sought after Tyne Valley village.

- Traditional stone and slate construction
- Living room and separate breakfasting kitchen
- Utility room
- Three/four bedrooms
- Private gardens
- Ample parking
- Attractive village setting

**Guide Price: £175,000**

Corbridge 3 miles, Hexham 6 miles, Newcastle upon Tyne 15 miles



#### **SERVICES**

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

#### **GLAZING**

Partial uPVC double glazing with the remainder of the windows being single glazed timber sliding sash with secondary internal glazing.

#### **HEATING**

Gas fired boiler to radiators.

#### **TENURE**

Freehold subject to a flying freehold over the adjoining ground floor flat to the rear of the property.

#### **LOCATION**

Travelling from the west into Riding Mill on the A695 continue down the hill and then turn left immediately past the village shop and immediately before the Wellington public house. Follow the lane along and then bear

right towards the station and the property will be seen on the left hand side of the station car park.

#### **COUNCIL TAX BAND:**

Council Tax believed to be Band C.

#### **OFFICE REF**

HX00002570

#### **DETAILS PREPARED**

October 2013

#### **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

Riding Mill itself offers an excellent range of local amenities including well regarded first school, village pub, village shop and a wide range of amenities including cricket and tennis clubs and immediate access to attractive riverside walks. The village is also ideally situated for ease of access to Ty neseide/Newcastle upon Ty ne via the mainline railway and the A69 trunk road.

The accommodation which requires internal updating comprises:

## ACCOMMODATION

### Ground Floor:

#### Entrance Lobby

#### Living Room

4.68m x 3.17m (15' 4" x 10' 4")

With attractive fireplace having coal effect gas fire inset.

#### Breakfasting Kitchen

4.67m x 4.14m (15' 3" x 13' 6")

With fitted units including single drainer stainless steel sink and with gas and electrical cooker point and under stair cupboard.

#### Rear Lobby

#### Utility Room

2.30m x 2.11m (7' 6" x 6' 11")

With fitted units incorporating single drainer stainless steel sink.

Stairs lead to the:

### First Floor:

#### Landing

Providing access to:

#### Bedroom 1

4.66m x 3.19m (15' 3" x 10' 5")

Plus deep recess.

#### Bedroom 2

4.64m x 4.40m (15' 2" x 14' 5")

With built-in cupboard housing the central heating boiler.

#### Bedroom 3

3.57m x 3.36m (11' 8" x 11' 0")

With eaves storage and with exposed roof beams.

#### Study/Bedroom 4

2.32m x 1.66m (7' 7" x 5' 5")

#### Bathroom

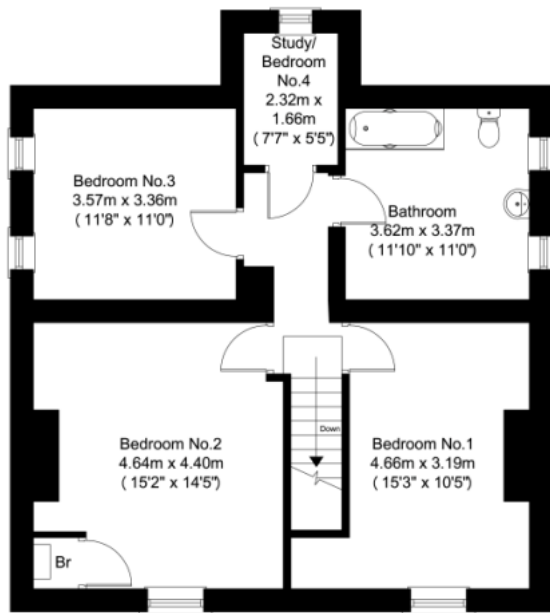
3.62m x 3.37m (11' 10" x 11' 0")

Having exposed beams and with three piece suite comprising panelled bath, pedestal wash hand basin and low level w.c.

## OUTSIDE

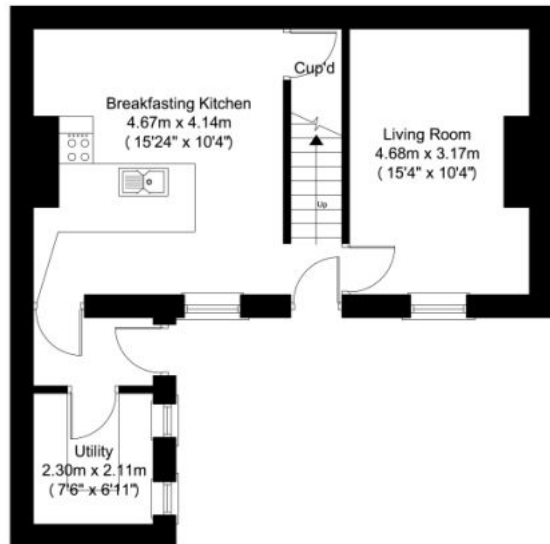
To the front/south of the property is an enclosed garden – mainly lawned and with mature hedging which provides significant potential for further landscaping to a purchaser's personal requirements.





First floor

For illustrative purposes only. Not to scale.



Ground floor

For illustrative purposes only. Not to scale.



14/16 Priestpopple, Hexham  
 Northumberland NE46 1PQ  
 tel 01434 605441 fax 01434 607141  
 e-mail hexham@fostermaddison.co.uk  
 www.fostermaddison.co.uk

