



## THE OLD POST OFFICE, ALLENHEADS

HEXHAM, NORTHUMBERLAND, NE47 9HN

A semi-detached Grade II Listed property, formerly the village Post Office, is offered to the market for sale with full residential use. The property provides a blank canvas to a purchaser and is in need of full renovation with no kitchen or bathroom facilities at present. No onward chain. EPC (EER) G 2.

- Former Village Post Office
- Full Residential Use
- Full Refurbishment Project
- No Onward Chain
- EPC (EER) G 2



## Offers in the region of £110,000

VIEWING STRICTLY BY APPOINTMENT WITH THE VENDOR'S SOLE AGENTS

# THE OLD POST OFFICE, ALLENHEADS

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## SITUATION & AMENITIES

The Old Post Office is located in the centre of Allenheads village. The village lies at the head of the East Allen valley, approximately 18 miles by road from Hexham, 31 miles from Durham, 41 miles from Newcastle and 40 miles from Darlington. In Allenheads there is a local Tea Room and Public House. There is a regular bus service into Hexham where main bus and train lines can be accessed. Allenheads is located on the main coast to coast cycle route.

## ACCOMMODATION

Door to the entrance vestibule.

## ENTRANCE VESTIBULE

Door to the first reception room.

**RECEPTION ROOM ONE** 4.59m x 3.98m (15'1" x 13'1")

With open fire and window to the front aspect. Doors through to kitchen second reception room.



**RECEPTION ROOM TWO** 4.60m x 5.14m (15'1" x 16'10")

With potential for multi-fuel stove and windows to dual aspects.



**KITCHEN** 2.22m x 4.06m (7'3" x 13'4")

Staircase to the first floor and opening through to an inner hallway.

**PANTRY** 2.12m x 3.89m (6'11" x 12'9")

To the rear aspect with half window.

## FIRST FLOOR LANDING

With access off to two double bedrooms to the front elevation, bathroom and two smaller rooms to the rear elevation.

**BEDROOM ONE** 4.56m x 4.44m (max) (15'0" x 14'7" (max))

To the front with window.



**BEDROOM TWO** 2.99m x 4.13m (9'10" x 13'7")

To the front with window.



**BEDROOM THREE** 2.10m x 3.99m (max) (6'11" x 13'1" (max))

To the rear elevation with window and velux. With low ceiling and stair bulkhead limiting its use.

**BEDROOM FOUR** 2.18m x 3.85m (7'2" x 12'8")

To the rear elevation with half window and velux. With low ceiling limiting its use.

## BATHROOM

Potential for a bathroom.

## EXTERNALLY

The property is set back behind a low maintenance forecourt. To the rear, there is a yard area.



## SERVICES

Mains electricity. Drainage is to a shared septic tank. Water is from a shared private spring supply with an annual charge and a contribution to maintenance costs.

## TENURE

The property is believed to be offered freehold with vacant possession on completion.

## LOCAL AUTHORITY

Northumberland County Council Tel: 0345 600 6400.

## COUNCIL TAX

For Council Tax purposes the property is banded B.

## VIEWINGS

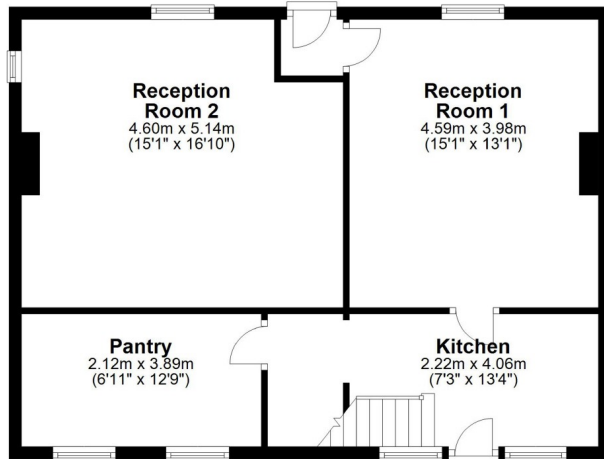
Strictly by appointment with GSC Grays Barnard Castle. Tel: 01833 637000.

## PARTICULARS

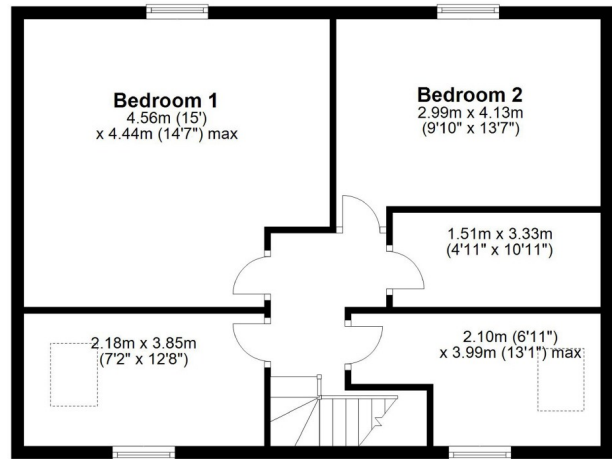
Particulars written and photographs taken July 2019.



## The Old Post Office Allenheads

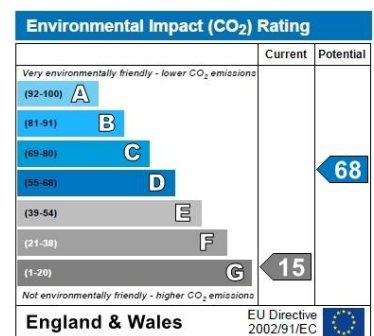
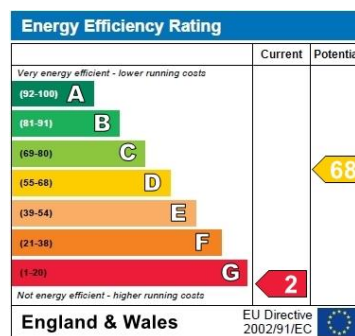


Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for GSC Grays by Vue36ty Ltd



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