



PODSBANK

Allendale, Hexham, Northumberland



GSC GRAYS

PROPERTY • ESTATES • LAND

PODSBANK

ALLENDALE, HEXHAM, NORTHUMBERLAND, NE47 9EF

PODSBANK IS A HANDSOME, DOUBLE FRONTED, GEORGIAN RESIDENCE OFFERING FIVE BEDROOM ACCOMMODATION COMPLEMENTED WITH AMPLE LIVING SPACE, MATURE GARDENS, GRAZING LAND AND A LARGE STONE BUILT BYRE, CREATING A VARIETY OF OPPORTUNITIES. TOTAL PLOT SIZE OF APPROXIMATELY 2.60 ACRES.

Accommodation

Entrance Vestibule • Hall • Living Room • Dining Room • Snug • Dining Kitchen
Larder/Pantry • Utility/Boot Room • Study • WC/Washroom
First Floor Landing • Master Bedroom with En-suite • Four Further Double
Bedrooms • Bathroom

Externally

Mature Gardens • Private Drive • Grazing Land • Large Stone Built Byre



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Hamsterley
Tel: 01388 487000

Lambton Estate
Tel: 0191 385 2435

Leyburn
Tel: 01969 600120

Stokesley
Tel: 01642 710742





Situation & Amenities

Approximately 10 miles to Hexham, 34 miles to Newcastle, Carlisle 34 miles and 39 miles to Durham. The closest local amenities are in Allendale where there is a selection of shops, tea rooms and public houses. Allendale also offers the opportunity to try a pint of Allendale real ale from the town's own brewery, tuck into generous sandwiches and homemade pies at the Allendale Butchers or call into one of the traditional village pubs which sit around the village square.

Ground Floor Accommodation

A solid wood door opens into an entrance vestibule, with a partially glazed door opening into the hall which creates a grand first impression of this wonderful and well-proportioned

home. The hall boasts original coving, return staircase to the first floor and doors leading off to the accommodation. The living room lies to the front of the property and is dual aspect with two windows overlooking the paddock and also benefiting from window shutters. There is original coving, picture rail, alcove book shelving and an Esse multifuel stove set in a large sandstone surround.

On the opposite side of the hall is the dining room which forms a mirror image of the living room, including two windows with original shutters to the front and side aspects, along with original coving and picture rail, storage cupboard and an open fire with cast iron inlay and wooden surround.

Behind the living room, is a cosy snug which has a window with shutters to the side aspect and a multifuel stove with marble surround.

The dining kitchen is a spacious entertaining room and offers a variety of fitted base units with contrasting work surface, tiled splashbacks, stainless steel sink with mixer tap and draining board, oil fired Aga with sandstone surround and bricked inlay, a variety of pine fitted storage cupboards, tiled flooring, windows with shutters to the side aspect, space for a dining table and chairs and doors to the larder and utility/boot room. The larder/pantry is an excellent addition to the space of the kitchen and the utility/boot room provides ample additional

storage. To conclude the ground floor accommodation, there is a study and WC/washroom.

First Floor Accommodation

The first floor accommodation can be accessed via two staircases and has two windows to dual aspects and doors leading off to the accommodation. The master bedroom is a spacious double bedroom located above the dining room and is again dual aspect with two windows enjoying fitted shutters. This bedroom also has a cast iron open fireplace and steps lowering down to a bathroom which includes a bath, shower, hand washbasin and WC.

Bedroom two, located above the living room, has windows to the front and side aspects, both with fitted shutters. There is also a fitted storage cupboard in this room.

Three further double bedrooms and a bathroom which offers a free standing bath, shower cubicle, pedestal wash hand basin and WC.

Externally

The property is approached by a gravelled driveway, opening into a parking area providing ample parking. South facing gardens wrap around three sides of the property and include sweeping lawns, mature planted borders and gravelled pathways. There is a grazing paddock located immediately in front of the property.





There is a large detached stone built byre, comprising of an open fronted store, measuring approximately 6.83m x 5.27m. The next room measures approximately 7.90m x 4.71m and is two storey. The next room measures approximately 4.77m x 3.76m and is again two storey. The final room measure 3.67m x 4.83m and is again two storey. The building as a whole enjoys six window openings, varying in size along with numerous external door openings. Beside the byre, there is a walled vegetable garden.

Services

Mains electricity, drainage and water. Oil fired central heating.



Tenure, Local Authority & Council Tax

The property is believed to be offered freehold with vacant possession upon completion. Northumberland County Council. For Council Tax purposes, the property is banded G.

Agent's Note

The East section of the grazing field is listed as a Scheduled Monument due to its historical importance to Allen Smelt Mill, flue system and chimneys.

Wayleaves, Easements & Rights of Way

Podsbank is sold subject to and with the benefit of all existing rights including rights of way whether public or private, light,



drainage, water and electricity supplies and all other rights, obligations, easements, quasi easements and all wayleaves or covenants whether disclosed or not.

Areas, Measurements & Other Information

All areas, measurements and other information have been taken from various records and are believed to be correct but any intending purchaser(s) should not rely on them as statements of fact and should satisfy themselves as to their accuracy.

Viewings

Strictly by appointment via GSC Grays.





Podsbank Allendale



Energy Efficiency Rating		
Very energy efficient • lower running costs		
(92 plus) A	Current	Potential
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient • higher running costs		
	39	81

DISCLAIMER NOTICE:

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1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
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3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: July 2020

Photographs taken: July 2020



