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ALLENHEADS, HEXHAM, NE47

Auction Guide £325,000

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Charming semi-detached three-bedroom stone-built property, occupying an elevated position within the picturesque village of Allenheads and benefitting from exceptional views across Ropeshaugh and the Allen Valley. The property offers spacious and well-balanced accommodation, combining character features with practical modern living spaces.

The ground floor centres around a generous dual-aspect lounge with feature fireplace, leading through into an extended kitchen/diner fitted with integrated appliances and ample dining space. A separate utility room and ground-floor WC further enhance the practicality of the accommodation, whilst the thick stone walls and countryside outlook add to the property's charm and character. To the first floor are three double bedrooms, including a particularly spacious principal bedroom, together with a well-appointed family bathroom. Externally, the property benefits from shared gravel driveway parking and a private lawned front garden with patio seating area, planted shrubs, and a useful storage shed.

Allenheads is a highly regarded rural village situated within the North Pennines Area of Outstanding Natural Beauty, offering a peaceful countryside setting surrounded by scenic walks, cycling routes, and open landscapes. The village provides a strong sense of community whilst remaining accessible to nearby towns including Allendale, Hexham, and Alston, making it well suited for those seeking a balance between rural living and everyday convenience.

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The internal accommodation comprises: an entrance porch with staircase rising to the first-floor landing and access into a generous dual-aspect lounge, featuring a fireplace creating an attractive focal point and pleasant views across the surrounding countryside. The lounge flows through into the extended kitchen/diner, fitted with a range of modern wall and base units complemented by generous work surface space, integrated appliances including oven, hob, extractor, dishwasher, and fridge, alongside ample room for dining furniture. Dual-aspect windows allow for excellent natural light whilst also showcasing the property's characterful thick stone walls.

Leading from the kitchen is a practical utility room providing additional storage and space for multiple appliances, together with external access doors to both the front garden and side courtyard. The ground floor accommodation is completed by a convenient WC.

To the first floor, the landing provides access to three well-proportioned double bedrooms, including a particularly generous principal bedroom. All bedrooms enjoy elevated front-facing views overlooking Ropeshaugh and the Allendale Valley. The accommodation is served by a spacious family bathroom fitted to a good standard. Externally, the property is approached via a shared gravel driveway providing parking, whilst the private front garden is predominantly laid to lawn with a patio seating area, planted shrubs, and a useful storage shed, all enjoying exceptional far-reaching countryside views.



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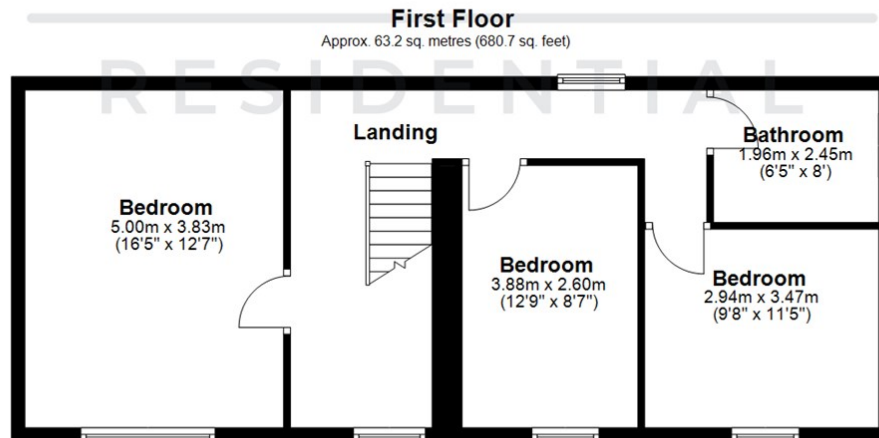
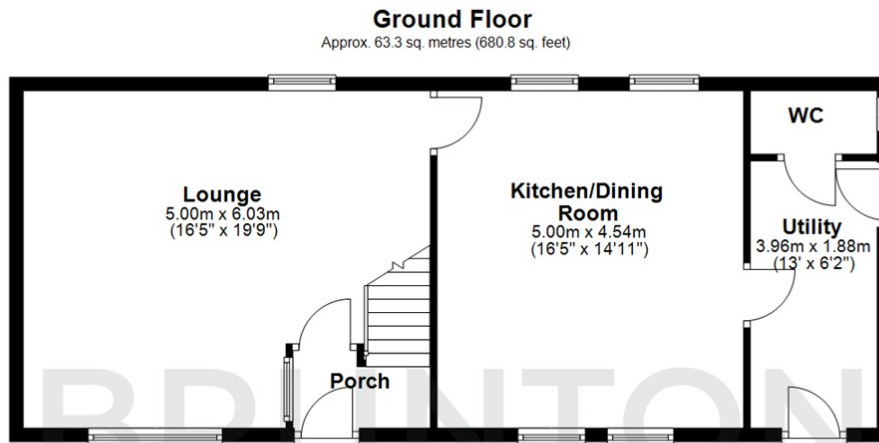
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : B

EPC RATING :



Total area: approx. 126.5 sq. metres (1361.5 sq. feet)

All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	