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FELL VIEW, SPARTY LEA, HEXHAM, NE47

£160,000

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Fell View is a characterful home that beautifully combines traditional features with modern comfort. Enjoying an elevated position with stunning views across the surrounding countryside, the property offers a welcoming country-style kitchen, spacious lounge, two bedrooms, family bathroom, attractive gardens and a peaceful rural setting. Full of character and warmth, it presents an excellent opportunity for those seeking a home in an idyllic location.

Situated in the peaceful rural hamlet of Sparty Lea, Fell View enjoys a beautiful countryside setting surrounded by rolling hills and open Northumberland landscape. The property is ideally placed for those seeking a quieter way of life, with wonderful opportunities for walking, cycling and enjoying the great outdoors right on the doorstep. The nearby market town of Hexham provides a comprehensive range of shops, cafés, restaurants, schools and everyday amenities, while excellent road links offer convenient access to Newcastle and the wider North East, making this an appealing location for those looking to enjoy the tranquillity of rural living within easy reach of local amenities.

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The internal accommodation comprises of lower ground floor: an entrance hall with stairs leading up to the first floor, providing access to a well-appointed bathroom fitted with a bath, separate shower enclosure, wash hand basin and WC. The spacious kitchen is fitted with a range of wooden wall and base units, complementary work surfaces and a useful breakfast bar, providing ample space for both cooking and informal dining. Exposed ceiling beams, tiled flooring and a large window overlooking the surrounding countryside add warmth and character, while there is generous space for appliances and additional storage.

Stairs lead up to the first floor, where the generous sitting and dining room provides an inviting setting for everyday living and entertaining. Exposed ceiling beams and an attractive traditional fireplace with stove with a stone surround create a charming focal point, while large windows frame far-reaching countryside views and allow an abundance of natural light to fill the room.

The second floor landing provides access to two bedrooms and a convenient WC. The main bedroom benefits from a fitted wardrobe, while both bedrooms enjoy pleasant outlooks across the surrounding countryside, creating comfortable and peaceful spaces.

Externally, Fell View enjoys established gardens with lawned areas, mature planting and useful outdoor spaces like summer house. The property also benefits from attractive stone outbuildings providing additional storage, together with an elevated position offering far-reaching views across the Northumberland countryside. The surrounding landscape is ideal for walking and outdoor pursuits, making this an excellent opportunity for those seeking rural living.



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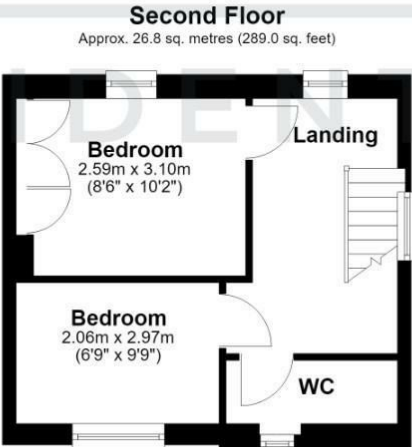
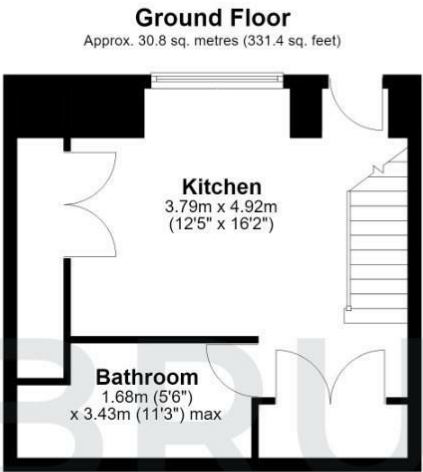
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland

COUNCIL TAX BAND : A

EPC RATING :



Total area: approx. 85.1 sq. metres (915.9 sq. feet)



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		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		