



ISLAND COTTAGE, NENTHEAD, ALSTON
CUMBRIA, CA9 3LW



ISLAND COTTAGE, NENTHEAD

Alston, Cumbria, CA9 3LW

Set in a truly unique and stunning setting is this substantial four bedroom detached period property enjoying a private setting between the Garrigill burn and the river Nent.

- Detached period home
- Four double bedrooms
- No onward chain
- Four spacious reception rooms
- Versatile accommodation
- Character features throughout
- Mature surrounding gardens
- Picturesque rural setting
- Energy efficiency rating F

OFFERS IN EXCESS OF £400,000

GET IN TOUCH

youngsrps, Myenza Building, Priestpopple, Hexham, NE46 1PS

01434 608980

hexham@youngsrps.com





DESCRIPTION

This delightful four bedroom property enjoys beautiful views out over the river Nent which runs pleasantly past the front gardens.

From the front porch with cloaks WC, the internal hallway has access to the two front living rooms and the kitchen to the rear, the front staircase to the first floor landing has built in storage underneath. The main sitting room to the front of the property has a multifuel stove, stone fireplace and hearth at the heart of the room and dual aspect windows enjoy great views making it a bright and inviting space. The dining room equally enjoys the river views with dual aspect creating a bright room ideal for entertaining, fitted display cabinets and storage are a charming traditional feature of this room. The kitchen situated to the rear has a traditional range of fitted wall and base cabinets under laminate worksurfaces. The units have fitted washing machine, dishwasher and fridge, electric hob with a tiled splash back that continues along to the stainless steel sink and drainer with mixer tap. The main feature of this room is the traditional inglenook fireplace surrounding the ESSE multifuel range. The rear staircase leads up from the kitchen to the first floor rear landing area underneath is the larder cupboard with space for fridge freezer and shelving for dry storage. The family room located on the ground floor has exposed beams and stone walls featuring a traditional range built into a stone inglenook fireplace with tiled hearth and wooden mantel. The family room has fitted storage cupboards aside the inglenook fireplace with dual aspect windows with traditional shutters. The conservatory set to the rear of the property has a lovely view out to the rear mature garden and the Garrigill burn to the west of the property.



The main bedroom is a spacious double bedroom with laminate floors and full height fitted wardrobes on two sides offering extensive storage and en-suite shower. The second bedroom is a generous double with wash hand basin and tiled splash back, the main feature of this room is the oversized window to the front with a stunning view out across the river Nent. The third bedroom again with views out over the river is a spacious double bedroom with fitted wardrobes, exposed wooden floor and a wash hand basin with tiled splash back and mirror unit. The fourth double bedroom to the rear has a wash hand basin with tiled splash back and mirror. The family bathroom has a three-piece bathroom suite comprising; bath with electric shower over and tiled walls, WC, vanity unit with wash hand basin and laminate flooring.

The attic space which is accessed from the first floor landing via a returning staircase has been divided into two separate rooms offering versatile additional accommodation which could be utilised as additional bedrooms if required or as family/ children's play areas. The attic has exposed traditional beams, windows to either side and Velux window to the rear.

Externally the enclosed front garden which is mainly laid to lawn has been landscaped to create a beautiful mature garden with bedded sections including trees, flowering bedded borders, seating areas all of which enjoy the elevated position and great views over the Nent river below. The rear garden where the Garrigill burn enters and dissects the garden before flowing down the west of the property behind the old traditional outside coalhouse and garden store. The rear garden has a patio area, gravelled seating areas and flower beds with mature shrubs and varied planting. A pathway leads round the side of the house to the front garden.

Please note a public footpath does lead passed the side of the property from the bridge at the front to the field gate just to the side of the rear garden area.

LOCATION

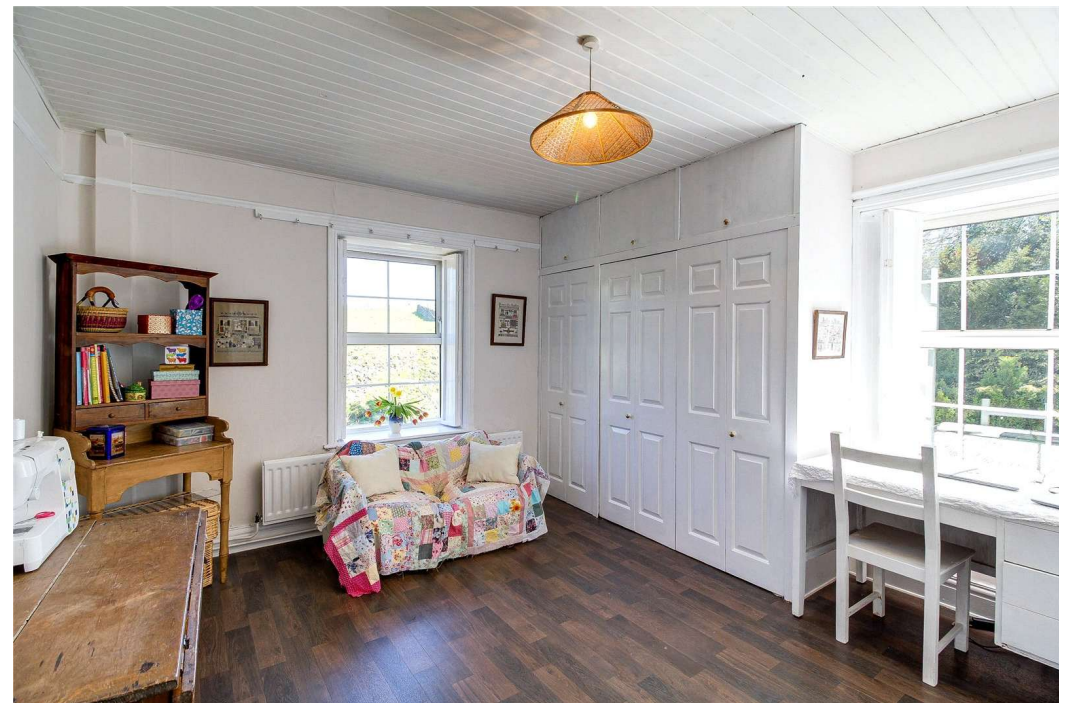
Situated on the outskirts of Nenthead on the river Nent. The property is ideally located on the outskirts of this rural hamlet near to Nenthead mines activity centre and Hive Café events venue and Alston town which provides local amenities such as a school, shops, pubs and restaurants. Approximately 22 miles from the property is Hexham town centre which offers further amenities such as supermarkets, a general hospital, leisure facilities and transport links to major cities.

SERVICES

Mains electricity and water, drainage through private water treatment plant. Oil fired central heating supplying radiators and hot water.

CHARGES

Eden District Council tax band C







VIEWINGS

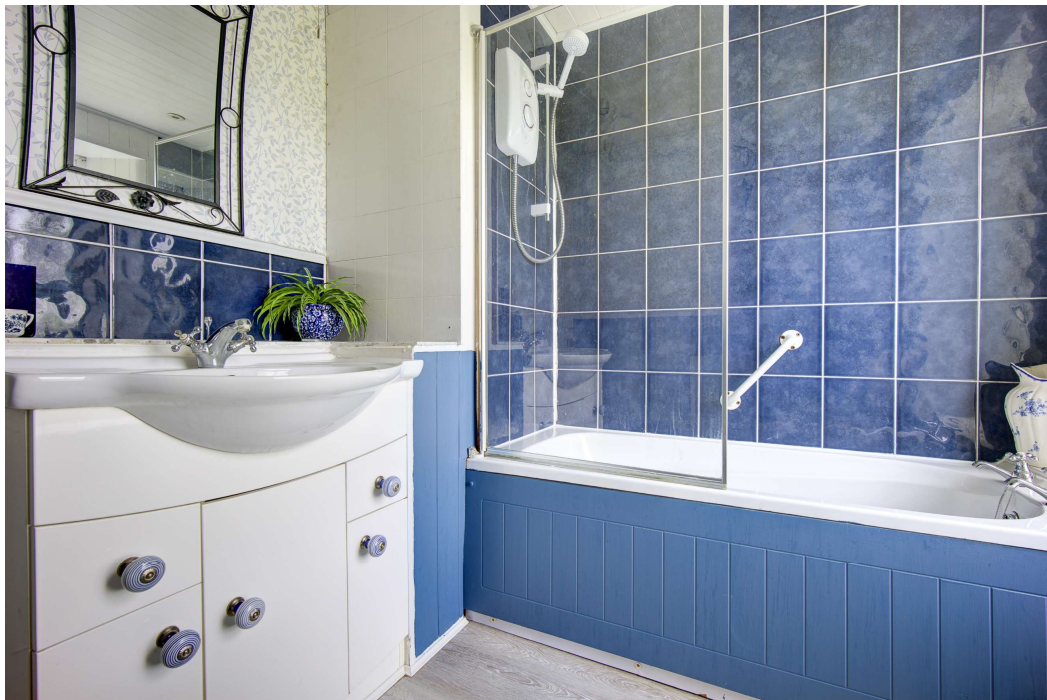
Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 608980.

FREE MARKET APPRAISAL

We would be pleased to provide professional, unbiased advice on the current value and marketing of your existing home.

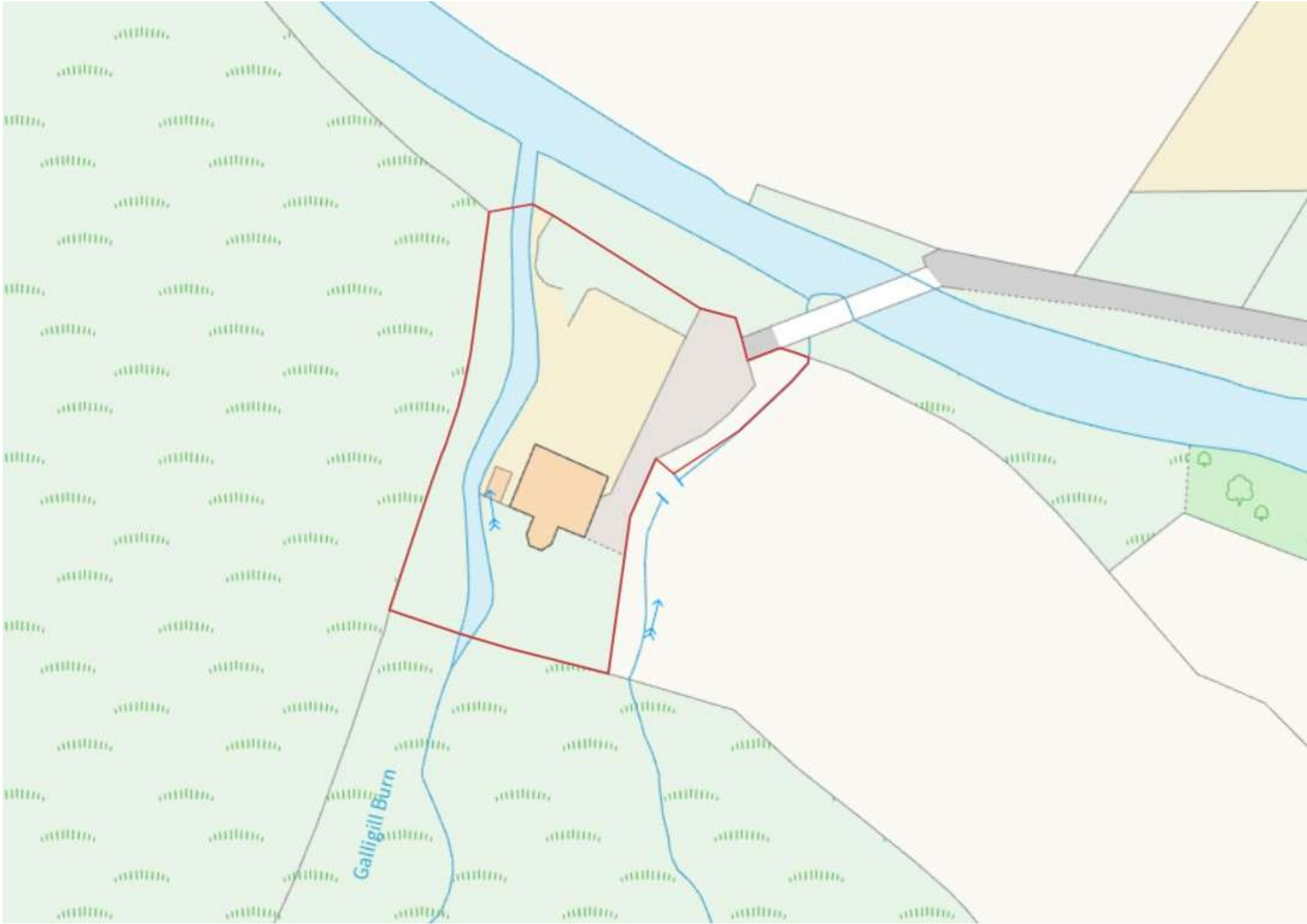
REFERRALS

In accordance with the Estate Agents' (Provision of Information) Regulations 1991 and the Consumer Protection from Unfair Trading Regulations 2008, we are obliged to inform you that this Company may offer the following services to sellers and purchasers from which we may earn a related referral fee from on completion, in particular the referral of: Mortgages and related products our commission from a broker would be £100.00 incl VAT for Mortgages and £50 inc VAT for Insurances, however this amount can be proportionally clawed back by the lender should the mortgage and/or related product(s) be cancelled early.



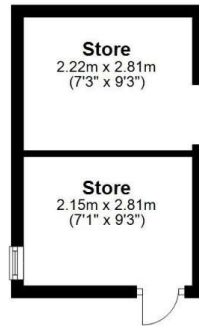






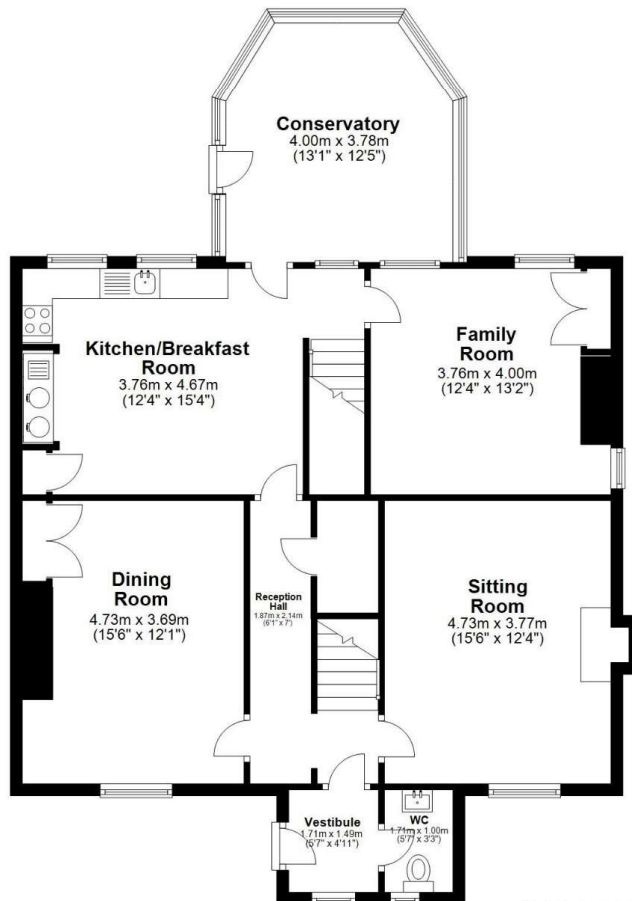
Outbuilding

Approx. 0.0 sq. metres (0.0 sq. feet)



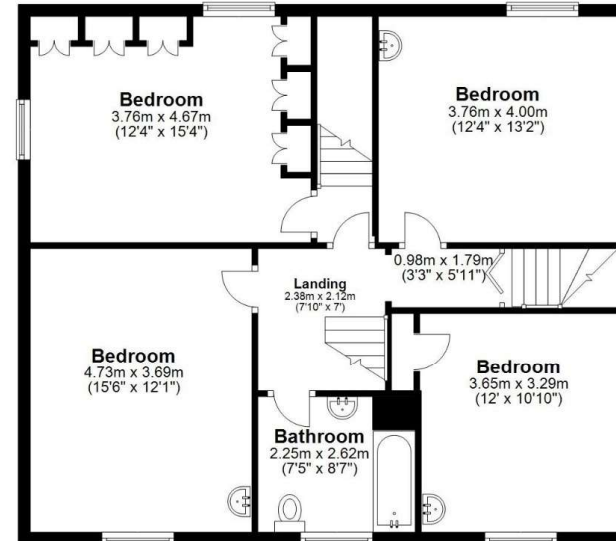
Ground Floor

Approx. 103.3 sq. metres (1111.4 sq. feet)



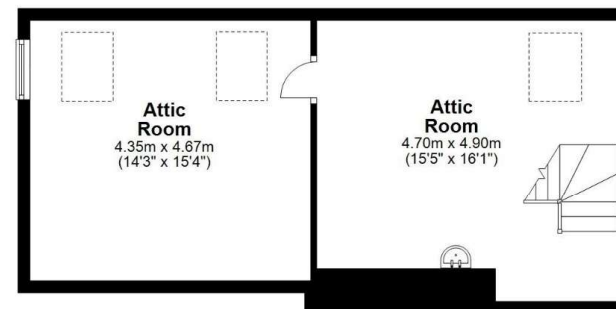
First Floor

Approx. 84.2 sq. metres (906.1 sq. feet)



Second Floor

Approx. 43.8 sq. metres (471.3 sq. feet)



Total area: approx. 231.2 sq. metres (2488.9 sq. feet)

Island Cottage, Nentsberry, Alston

www.youngsrps.com
Hexham 01434 608980



IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: 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 the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of youngsrps (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.