



Old Oaks, 2 Arnison Terrace
Allendale, Hexham, NE47 9BW

Old Oaks
2 Arnison Terrace
Allendale
Hexham
NE47 9BW

This exquisite 5 bedroom period home offers stunning recently renovated accommodation though out with original features at the heart of each room.

- 5 Bedrooms
- Period property
- Spacious garden
- Parking for several vehicles
- Recently renovated
- Feature fireplaces
- Beautifully presented throughout
- Energy efficiency rating D



Youngs Hexham 01434 608980





DESCRIPTION

The property is central to the sought after rural town of Allendale, set back from the main road behind hedged frontage. Entering through the front door into the entrance vestibule and then into the front room. The front room formally a public lounge has feature fireplaces at either end, one an open gate feature fireplace set into a stone inglenook fireplace with stone hearth and the other a multi fuel burning stove again set into a stone inglenook surround. The room has heavy exposed beams dominating the ceiling space that create a dramatic atmosphere to this great family / entertaining space. The owner has had a custom made solid timber bar made for the room as acknowledgement to the spaces historic usage, if buyers would rather the bar could be removed if not desired. The dining room set to the back of the front room has fitted shelving and storage. The central hall with staircase to the first floor connects the front room to the rear accommodation. The cloaks WC is also accessed from the central hall. The snug area central to the back accommodation has underfloor heating as well as a feature fireplace and access to the rear garden patio area. The kitchen area overlooks the rear garden with a fitted sink unit, the remaining kitchen is free



standing units that do not initially form part of the sale but can be separately negotiated. The back entrance has a staircase to the home office / 5th bedroom and an internal door to the double garage where the newly installed biomass boiler is located. At the top of the rear staircase the home office area is an excellent versatile room with skylights filled around the exposed A frame roof timbers.

The main first floor landing has split landings with one double bedroom set on a separate landing area to the rear, this double bedroom has a private en suite bathroom. The en suite has a walk in double shower with rainfall shower, vanity unit with ceramic sink, WC, tiled flooring and partially tiled walls, airing cupboard and tower radiator. The main landing area has two bedroom to the front of the property, the larger of the two has fitted wardrobes either side of the chimney breast. The family bathroom has been renovated with gorgeous cast iron roll top bath with shower above, a vanity unit with sink and WC. The final bedroom is again a spacious double bedroom with a pleasant outlook over the rear garden. the first-floor landing has a utility cupboard with plumbing for washing machine and space for tumble dryer.

The property has surprisingly spacious gardens to the rear with a private gated access leading down to a parking area with space for several vehicles. The main seating area has a flagged stone paved patio and bedded borders with mature shrubs and decorative flowers.

LOCATION

Situated in the centre of Allendale, the property is ideally located near to local shops, cafes, the village shop, and the GP practise and primary and middle schools. A full range of retail and leisure facilities as well as major supermarkets are available in the Market Town of Hexham about 12 miles away. Haydon Bridge train station offers additional public transport links, for the commuter rail services west to Carlisle and east to Newcastle Upon Tyne are regularly available in addition to the excellent road networks via the A68 and A69 dual carriageway.

SERVICES

Mains water, electric and drainage are all connected with the central heating and hot water is serviced by a biomass boiler system.

CHARGES

Northumberland County Council tax band A

VIEWINGS

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

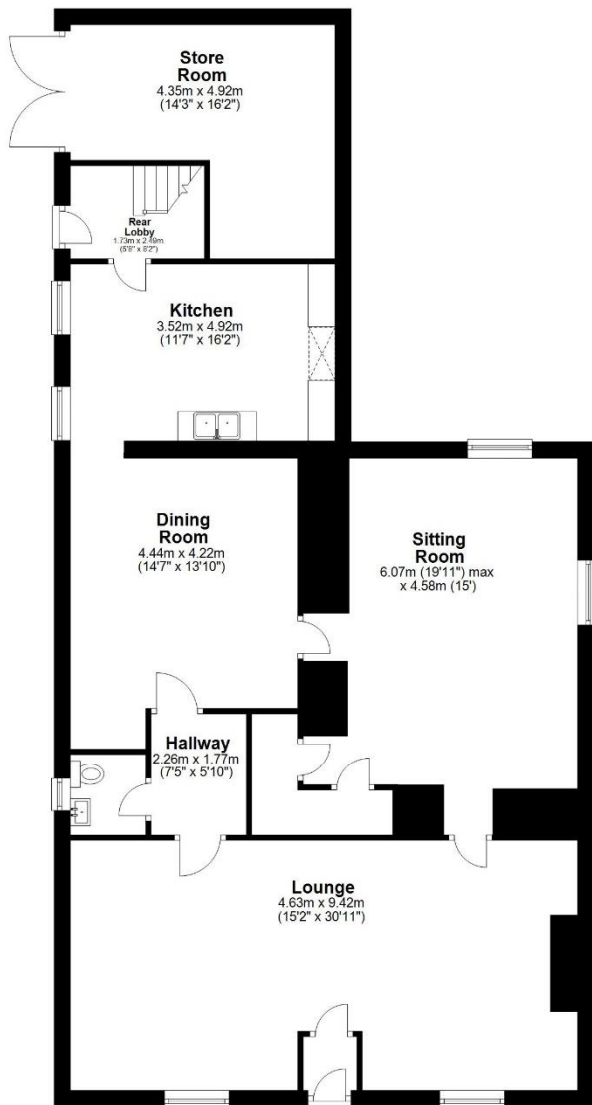
FREE MRKET APPRAISAL

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

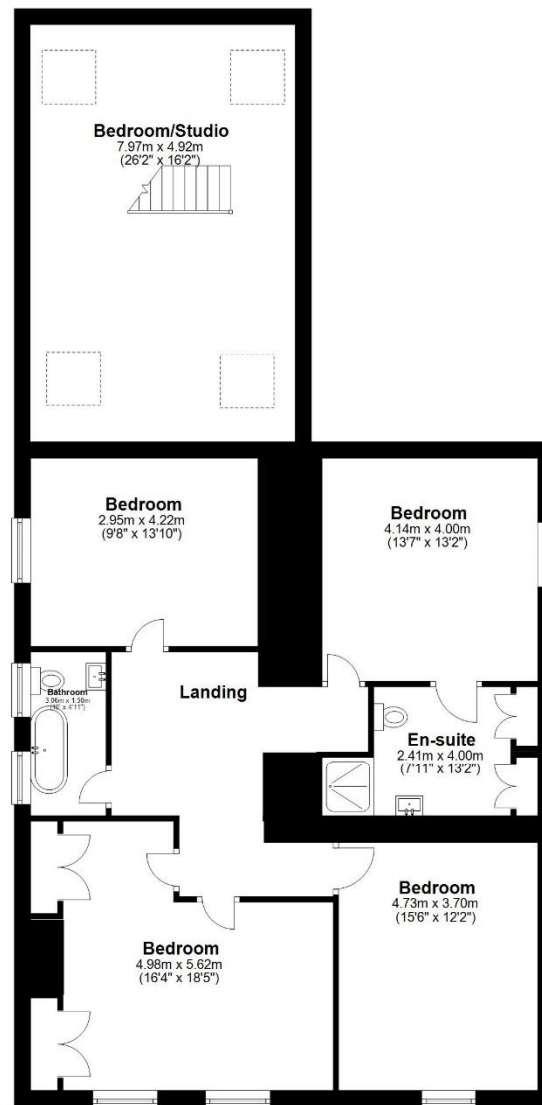




Ground Floor
Approx. 150.2 sq. metres (1616.6 sq. feet)



First Floor
Approx. 150.5 sq. metres (1619.8 sq. feet)



Total area: approx. 300.7 sq. metres (3236.4 sq. feet)
2 Arnison Terrace, Allendale, -

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.



R201

NORTHALLERTON
General: 01609 773004
Land Agency: 01609 781234
northallerton@youngsrps.com

SEDGEFIELD
General: 01740 617377
Land Agency: 01740 622100
sedgefield@youngsrps.com

NEWCASTLE
General: 0191 261 0300
newcastle@youngsrps.com

HEXHAM
General: 01434 608980
Land Agency: 01434 609000
hexham@youngsrps.com

DUMFRIES
General: 01387 402277
dumfries@youngsrps.com