



WESTMORLAND HOUSE, WARK, HEXHAM
NORTHUMBERLAND, NE48 3DG



WESTMORLAND HOUSE, WARK

Hexham, Northumberland, NE48 3DG

Westmorland House is a gorgeous countryside residence, enjoying beautiful gardens and extensive grounds situated in an elevated position overlooking the picturesque Northumberland landscape.

- Detached period property
- Four bedrooms
- Extensive gardens
- Garage and parking
- Village location
- Countryside views
- No onward chain
- EPC rating E

GET IN TOUCH

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

01434 608980

hexham@youngsrps.com





DESCRIPTION

Westmorland House beautifully retains most of its original character, showcasing a range of charming period features, including elegant fireplaces, original doors, detailed cornicing, and classic sash windows. These traditional elements are complemented by subtle modern updates.

The front door leads into the main hallway, off which the two formal reception rooms are both accessed and the first floor landing via a charming traditional staircase. The sitting room is a lovely space with a glorious bay window filling the space with natural light. The traditional fireplace with Adam's style surround gives a lovely focal point to the room. The dining room again enjoys a bay window that enjoys a lovely outlook over the gardens. The traditional stone fireplace with wood burning stove at its centre is a focal feature to this space. The kitchen is situated to the rear of the ground floor and has a pleasant, fitted kitchen with wall and base cabinets, set around the range cooker. The kitchen is fitted with integrated appliances and a Belfast style sink with drainer. Off the kitchen is the utility room/ rear boot room which is fitted with matching units to the kitchen with plumbing for a washing machine and cloakroom/WC. The morning room and conservatory overlooking the stunning side garden and are two very bright and inviting reception areas. The morning room enjoys a fireplace with inset stove. The first floor has four spacious and well-presented bedrooms, the master, second and third bedrooms are all generous double bedrooms with the fourth a pleasant children's room. The master bedroom enjoys a private ensuite shower room whilst the remaining bedrooms are serviced by the family bathroom.



The property has glorious grounds that have been maintained and manicured for several years to create a stunning floral delight. The property is approached through pillared gates that lead down past the double garage to the front of the property. From out the front, the initial formal gardens have been landscaped creating tiered levels that are then enclosed by a raised wall to one side and orientate Balustrading. From the lawn lower level of the front garden, you can access through into the grounds of the orchard garden. The orchard garden has been beautifully landscaped to create zoned areas that enjoy different seasonal delights and aspects. The lower bowl garden overlooks the burn that flows delightfully through the garden and past the front of the property. The raised lawned areas enclose the central bedded embankment. The property also benefits from a field gate that gives direct access from the garden onto the rear driveway, that offers additional parking for another vehicle if required.

LOCATION

Situated on the edge of Wark, the property enjoys a prominent location with lovely views. The village has a local public house, post office and a restaurant. The nearby village of Bellingham offers additional local services including a GP practice, local Coop store, butchers, public houses and schooling only 5.5 miles away. Wark sits just over 29 miles from Newcastle Upon Tyne and around 6 miles from Hadrian's Wall. The area is famous for its natural beauty and landscape that has created a wider range of well attended tourist attractions and outdoor sporting and leisure activities. Most of which take advantage of nearby Kielder Water and Forest and the regions renowned "dark skies" drawing tourism to the Observatory.

Charges

Northumberland County Council tax band E.

Services

Mains water, electricity and drainage are connected. Oil fired central heating to radiators also supplying the domestic hot water.

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.







Wayleaves, Easements and Rights of Way

The property is sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Viewings

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

Free market appraisal

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

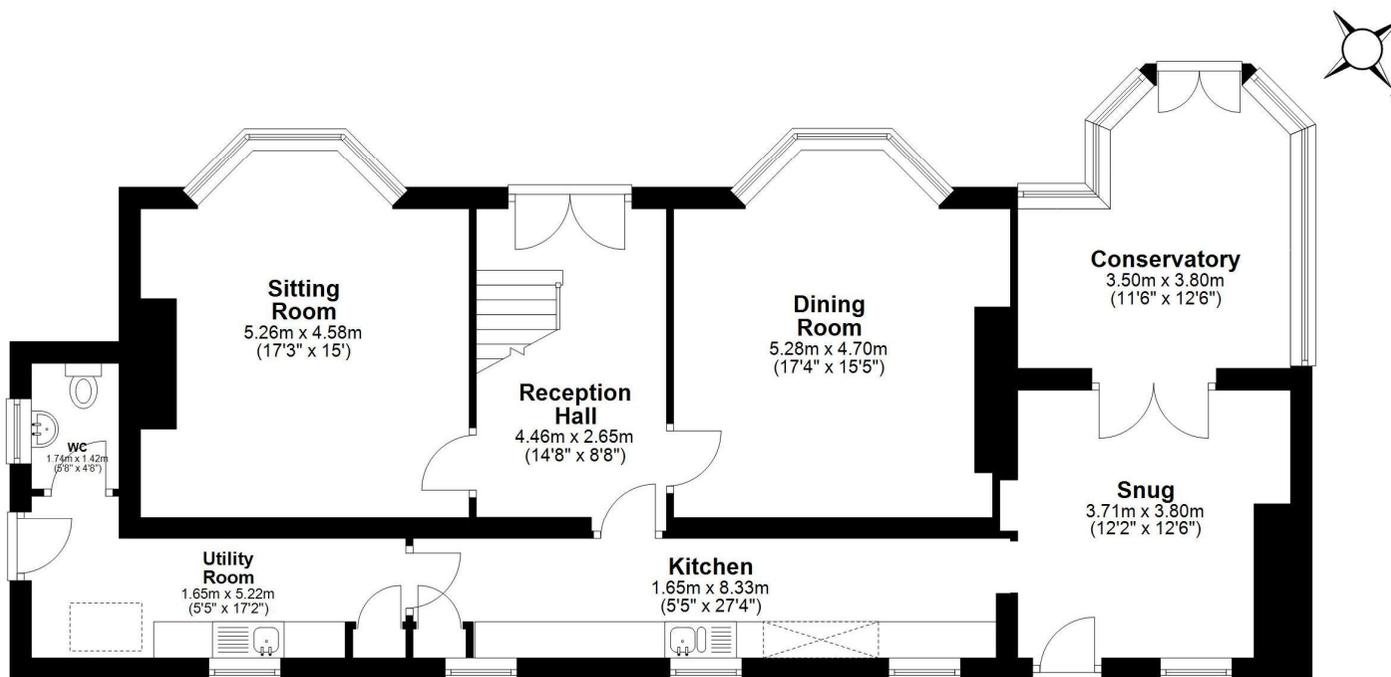






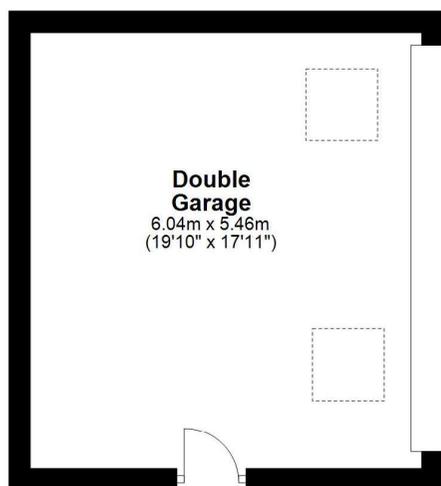


Approx. 110.4 sq. metres (1188.2 sq. feet)



Double Garage

Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus garages, approx. 32.9 sq. metres (354.6 sq. feet)



First Floor

Approx. 89.8 sq. metres (966.5 sq. feet)



Main area: Approx. 200.2 sq. metres (2154.7 sq. feet)

Plus garages, approx. 32.9 sq. metres (354.6 sq. feet)

Westmorland House, Wark, -

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.