



DARNA VIEW, EAST WOODBURN, HEXHAM  
NORTHUMBERLAND, NE48 2SL



# DARNA VIEW, EAST WOODBURN

Hexham, Northumberland, NE48 2SL

Full of character and deceptively spacious throughout, this attractive stone-built mid-terrace cottage offers well-proportioned accommodation arranged over two floors, making it an ideal home for a variety of buyers.

- Stone-built character cottage
- Two bedrooms
- Deceptively spacious accommodation
- Requires updating throughout
- Charming location
- No onward chain
- EPC Rating: F

## GET IN TOUCH

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## DESCRIPTION

The property offers an excellent opportunity for updating and modernisation, allowing purchasers to create a home tailored to their own tastes and requirements.

The accommodation is entered via a welcoming entrance hall, leading to a generous front-facing sitting room filled with natural light. To the rear, the spacious dining room provides an ideal space for family meals and entertaining, with direct access to the fitted kitchen. Beyond the kitchen, a useful pantry offers valuable additional storage and practical workspace.

The first floor comprises two well-proportioned double bedrooms, both providing comfortable and versatile accommodation. The family bathroom is accessed from the central landing, which also benefits from an airing cupboard for additional storage.

Externally, the property enjoys a low-maintenance, paved courtyard to the rear.

## LOCATION

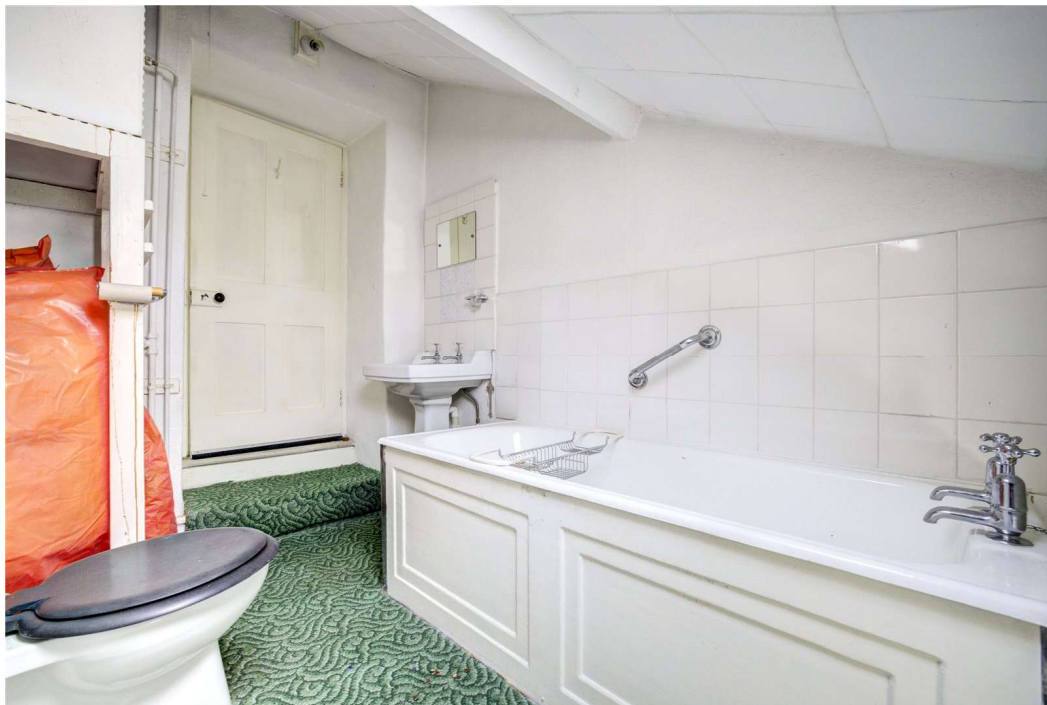
East Woodburn is a peaceful Northumberland village set within the scenic Rede Valley, offering an attractive balance of rural tranquillity and everyday convenience. Surrounded by rolling countryside and open farmland, the village enjoys a welcoming community atmosphere while remaining well connected to nearby market towns and larger centres.

The nearby towns of Bellingham and Hexham offer a wider selection of shopping, leisure and healthcare services, while Newcastle upon Tyne is within commuting distance via the A68.

East Woodburn is ideally positioned for those who enjoy the outdoors, with excellent opportunities for walking, cycling and exploring the surrounding Northumberland countryside. The village is also within easy reach of the spectacular Northumberland National Park and Kielder Water & Forest Park, both renowned for their natural beauty, outdoor pursuits and dark skies.

Combining picturesque surroundings, a strong sense of community and convenient access to regional transport links, East Woodburn offers an appealing lifestyle for buyers seeking the charm of village living without sacrificing accessibility.





### **CHARGES**

Northumberland Council tax band B.

### **SERVICES**

Mains electricity, water and drainage are connected.

### **WAYLEAVES, EASEMENTS AND RIGHTS OF WAY**

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

### **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.

### **VIEWINGS**

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

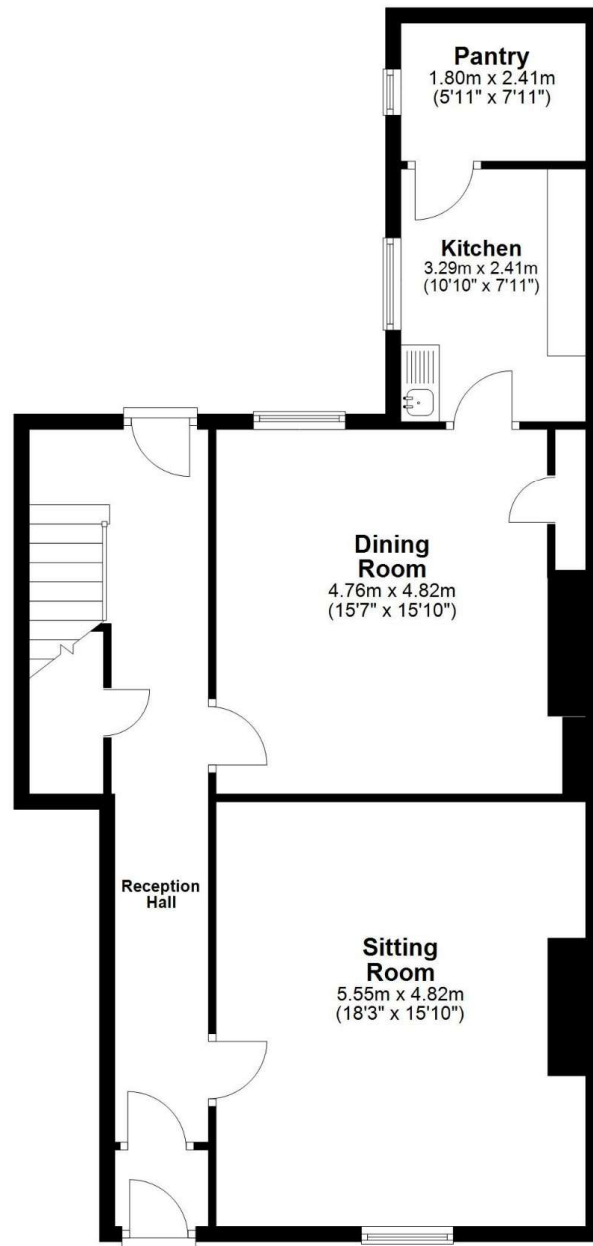
### **FREE MARKET APPRAISAL**

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



## Ground Floor

Approx. 82.0 sq. metres (882.4 sq. feet)



**Pantry**  
1.80m x 2.41m  
(5'11" x 7'11")

**Kitchen**  
3.29m x 2.41m  
(10'10" x 7'11")

**Dining Room**  
4.76m x 4.82m  
(15'7" x 15'10")

Reception Hall

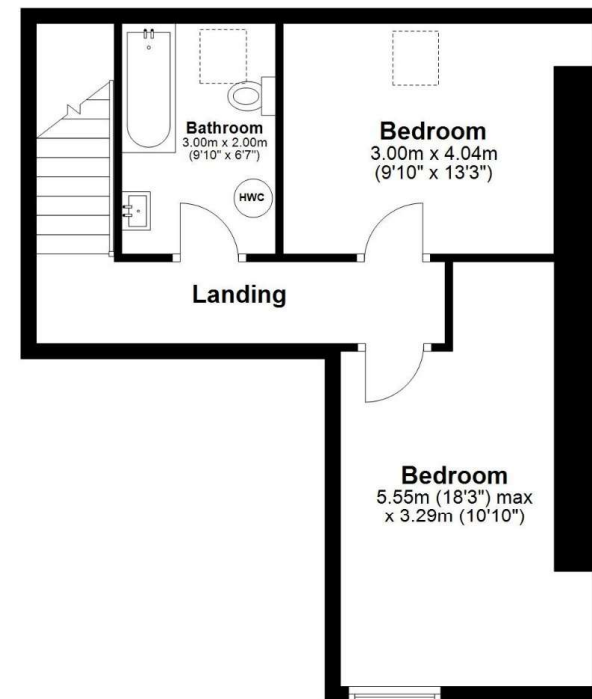
**Sitting Room**  
5.55m x 4.82m  
(18'3" x 15'10")

Total area: approx. 127.0 sq. metres (1366.6 sq. feet)

**Darna View, East Woodburn, -**

## First Floor

Approx. 45.0 sq. metres (484.2 sq. feet)



**Bathroom**  
3.00m x 2.00m  
(9'10" x 6'7")

**Bedroom**  
3.00m x 4.04m  
(9'10" x 13'3")

Landing

**Bedroom**  
5.55m (18'3") max  
x 3.29m (10'10")

**www.youngsrps.com**  
**Hexham 01434 608980**



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