



4 NORTH TERRACE, WARK,
HEXHAM, NORTHUMBERLAND, NE48 3LJ



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Wark, Hexham, Northumberland, NE48 3LJ

A charming two-bedroom period cottage situated in the heart of the rural village of Wark.

- Two bedroom cottage
- Charming rear garden
- Views over village green
- No onward chain
- EPC rating E

ASKING PRICE £130,000

GET IN TOUCH

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

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DESCRIPTION

The property is entered via a front porch leading into a charming lounge, featuring an inglenook fireplace with a multi-fuel stove and an open staircase rising to the first floor. The kitchen is fitted with a range of units and provides access to the rear garden.

To the first floor, there are two bedrooms and a bathroom comprising a bath, WC, and wash hand basin.

To the rear, there is a delightful garden area, located across a shared access yard serving the terrace.

The property occupies one of the most desirable positions within the village, overlooking the village green and set back from the road, offering a pleasant sense of privacy.

LOCATION

Wark is a charming and highly regarded Northumberland village set in the scenic North Tyne Valley, surrounded by open countryside, woodland and river landscapes. It offers a peaceful rural lifestyle with a strong sense of community, while still providing everyday amenities including a village shop, primary school, pub and medical services.

Well placed for access to Hexham and the wider region, Wark appeals to those seeking a quiet countryside setting with excellent walking, outdoor pursuits and unspoilt natural surroundings, making it a desirable location for both permanent residence and second homes.

SERVICES

Mains electricity, water and drainage are connected. Heating is sourced from a multi-fuel stove in the living room supplemented by an immersion heater.

CHARGES

Northumberland County Council tax band B.







REFERRALS

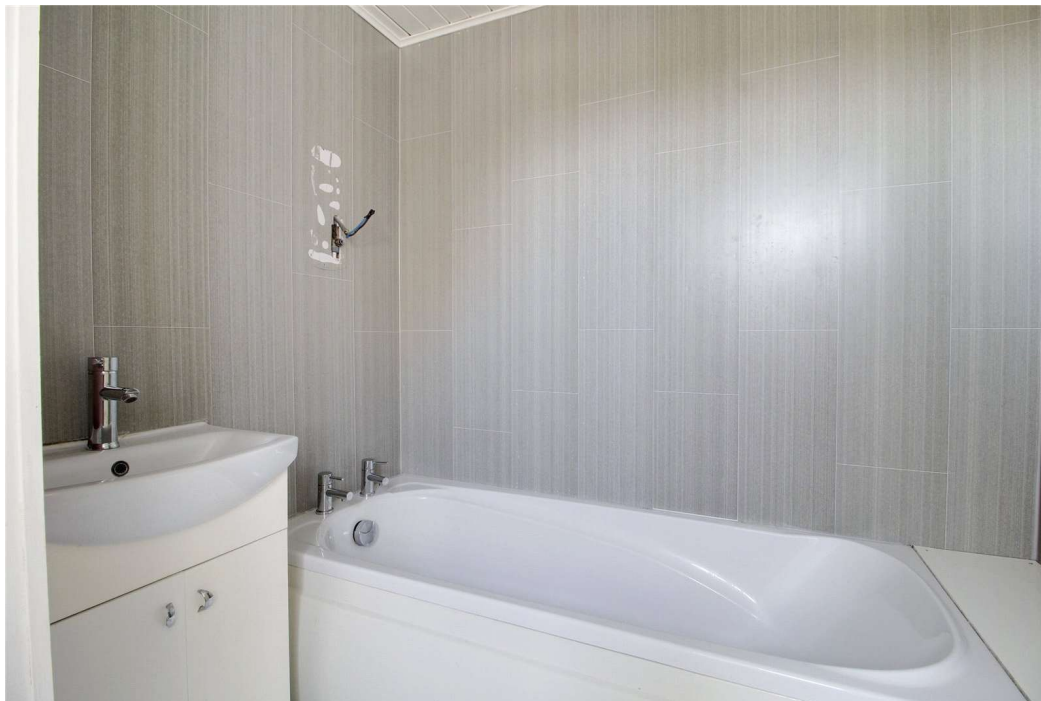
In accordance with the Estate Agents' (Provision of Information) Regulations 1991 and the Consumer Protection from Unfair Trading Regulations 2008, we are obliged to inform you that this Company may offer the following services to sellers and purchasers from which we may earn a related referral fee from 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 being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

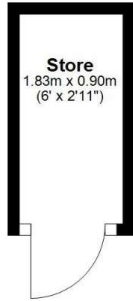
VIEWINGS

Viewings are strictly by appointment. Please contact the Hexham office to arrange a viewing.



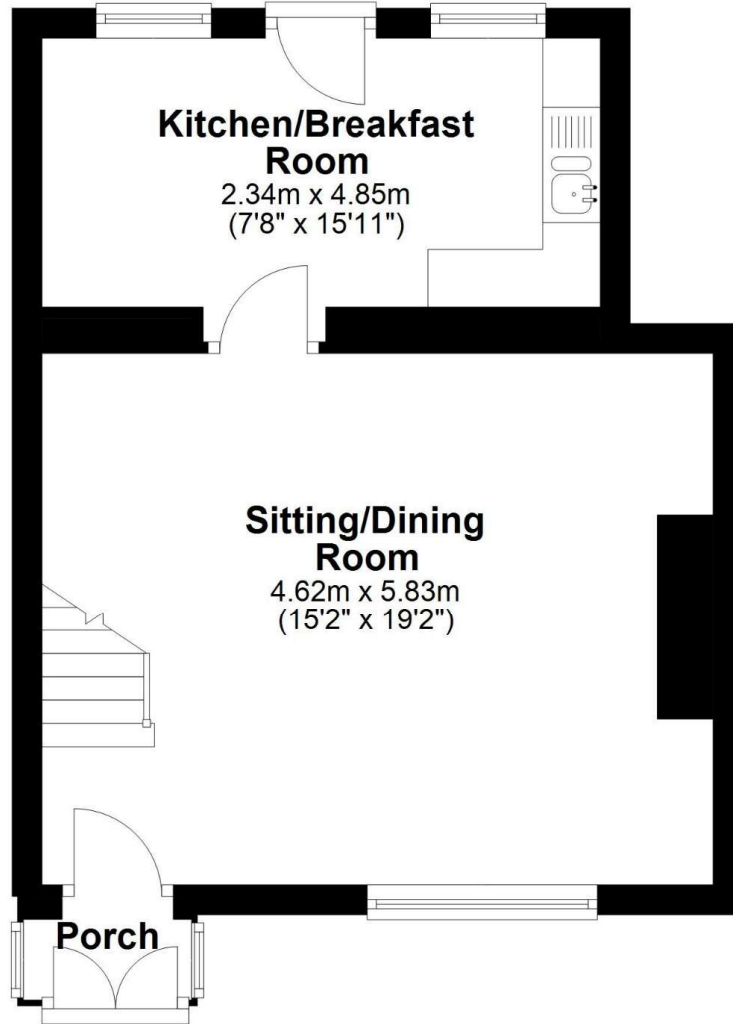
Outbuilding

approx. 0.0 sq. metres (0.0 sq. feet)
Outbuildings, approx. 1.6 sq. metres (17.7 sq. feet)



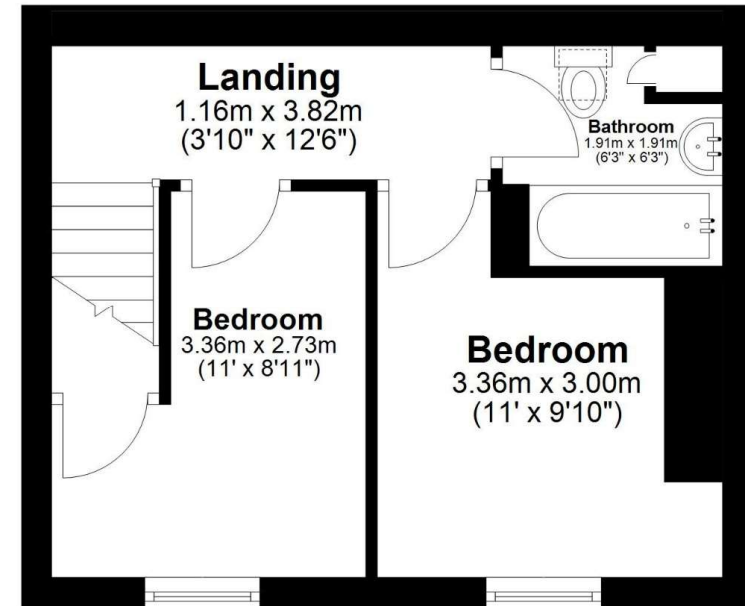
Ground Floor

Approx. 40.0 sq. metres (430.7 sq. feet)
(excluding unnamed room, unnamed room)



First Floor

Approx. 26.9 sq. metres (289.9 sq. feet)
(excluding unnamed room)



Main area: Approx. 66.9 sq. metres (720.6 sq. feet)

Plus outbuildings, approx. 1.6 sq. metres (17.7 sq. feet)

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www.youngsrps.com
Hexham 01434 608980



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