



MIDDLE RIGG, NINEBANKS
NORTHUMBERLAND NE47 8DN



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Hexham, Northumberland, NE47 8DN

Middle Rigg is an exceptional semi-detached four-bedroom barn conversion set within approximately two acres of beautifully landscaped gardens and grounds, complete with a stable block and enjoying a stunning rural setting in the heart of the North Pennines National Landscape.

- Converted four-bedroom barn
- Ample parking
- Circa two acre plot
- Stables/development potential
- Beautifully presented throughout
- EPC rating C

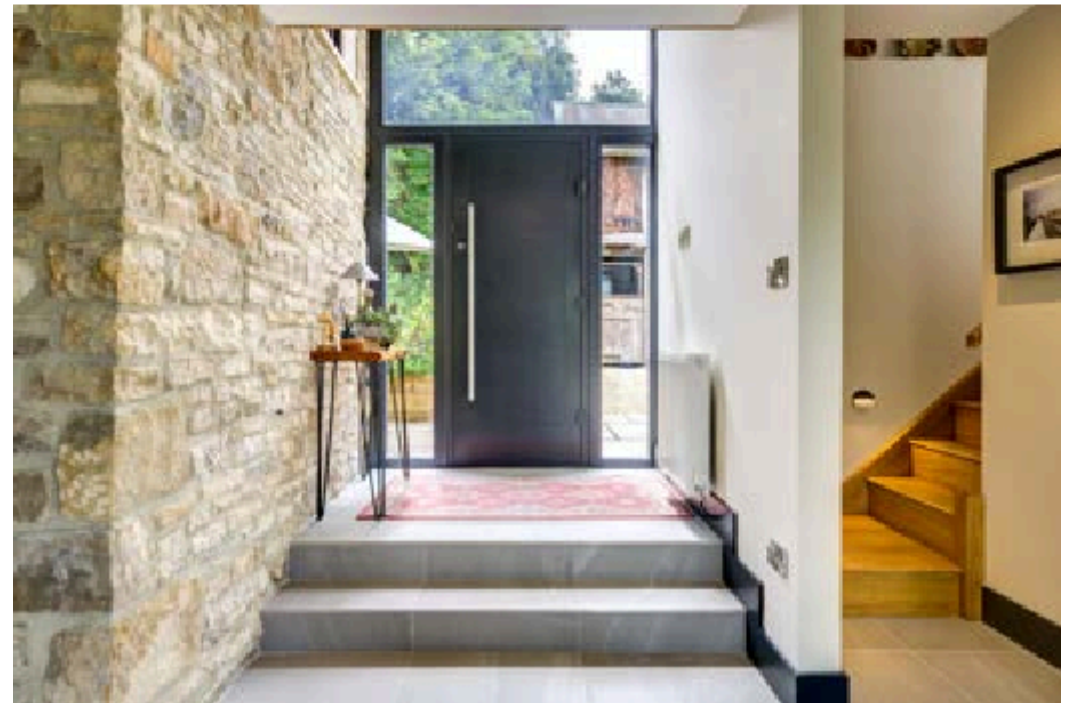
ASKING PRICE £650,000

GET IN TOUCH

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DESCRIPTION

Middle Rigg is an exceptional barn conversion, thoughtfully redesigned to blend original character with stylish contemporary finishes, creating a spacious and highly versatile family home.

At its heart is an impressive open-plan, split-level living space where exposed stonework, vaulted ceilings and a striking wood-burning stove combine to create a wonderful sense of warmth and character. The contemporary kitchen and dining area occupies the ground floor and is fitted with integrated appliances, including two ovens, a fridge freezer, dishwasher, hob and extractor. In addition to the kitchen is a generous walk-in pantry and breakfast bar. Filled with natural light, the dining area enjoys picture windows and direct access to the beautifully landscaped gardens and patio.

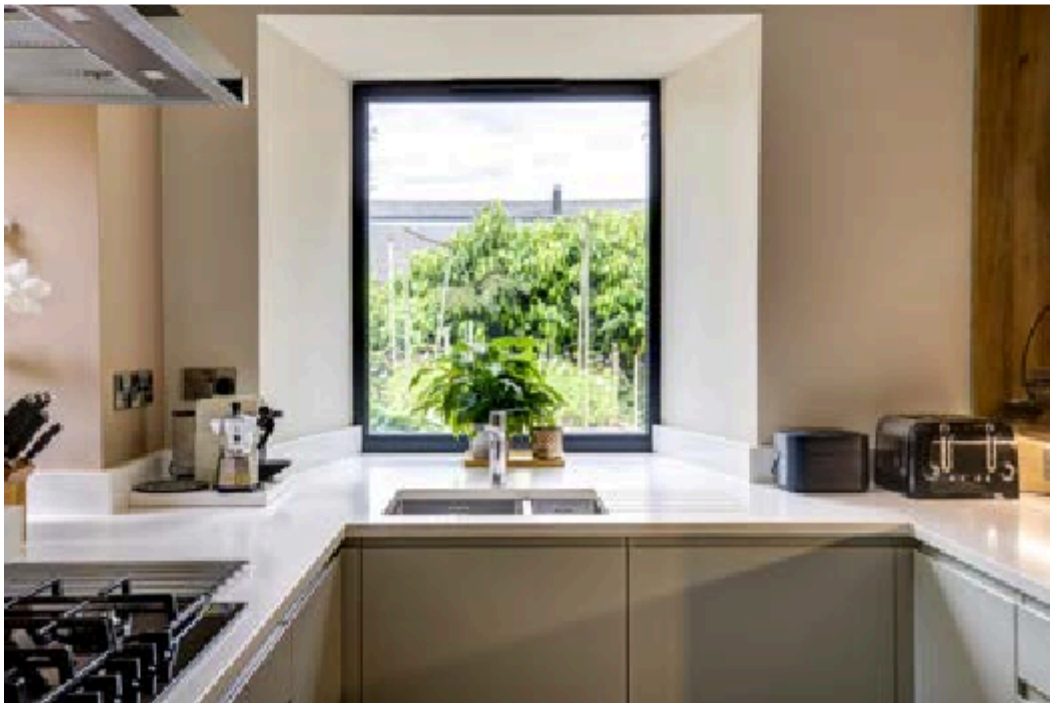
A galleried first floor overlooks the open plan living space below, providing an inviting seating or reading area linked by a walkway to a second reception room with a log burner, ideal as a snug, home office or study, offering excellent flexibility for modern family living.

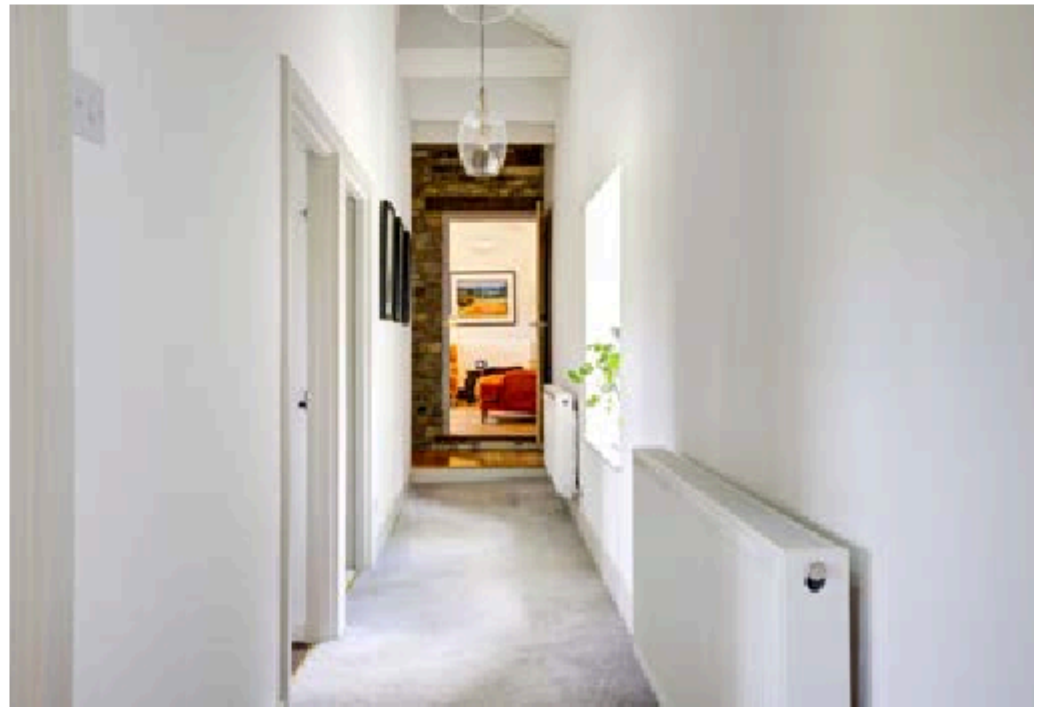
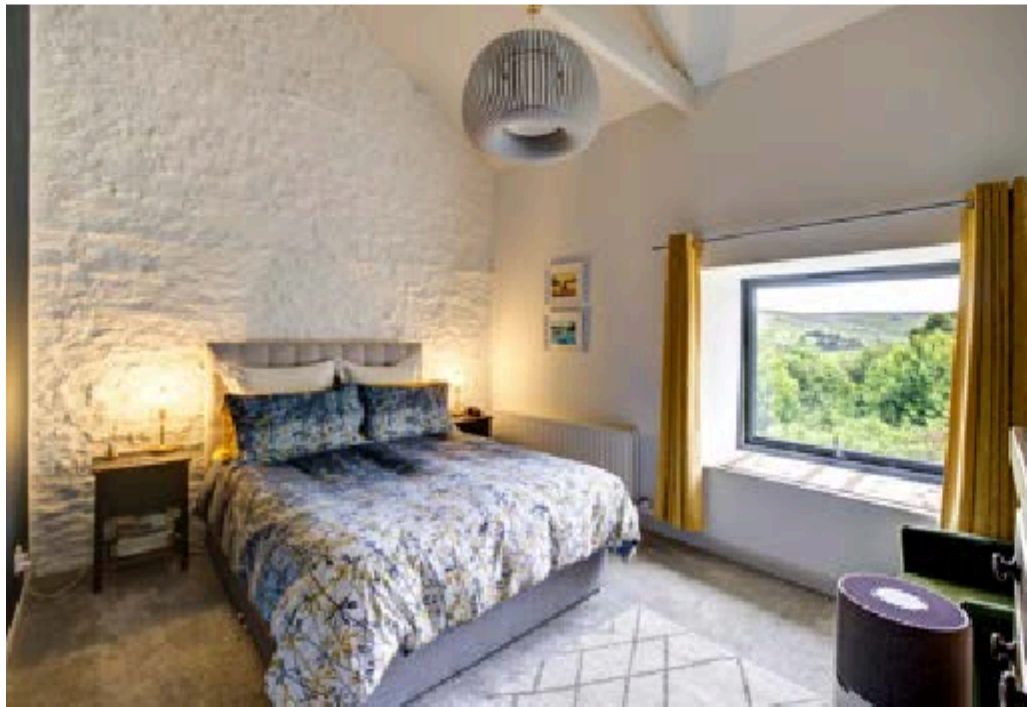
The accommodation has been thoughtfully arranged to suit a variety of lifestyles. A separate ground-floor sitting room, together with bedroom/office and shower room, provides an ideal arrangement for multi-generational living, guest accommodation or independent ancillary space with a large boot room with plumbing facilities.

To the first floor are three bedrooms, each enjoying delightful views across the gardens and surrounding countryside. The beautifully appointed family bathroom features a freestanding bath positioned to make the most of the far-reaching rural views, alongside a walk-in shower, vanity wash hand basin and WC.

Outside, Middle Rigg is approached via a gravelled driveway providing ample parking and is surrounded by beautifully landscaped gardens with mature trees, colourful herbaceous borders and established planting. A substantial stable block offers excellent equestrian, agricultural or storage facilities and, subject to the necessary planning permissions, may also present an opportunity for potential development. There are generous patio areas with outdoor seating to both the front and rear of the property.

Extending to approximately two acres, the grounds are a particular highlight, comprising mature woodland, wildflower meadows and newly created ponds that encourage an abundance of wildlife. Nestled on the edge of the woodland is a charming summerhouse, providing a peaceful retreat from which to enjoy the natural surroundings, while a purpose-built bird hide offers the perfect vantage point for observing the rich variety of birdlife and other wildlife that frequents the gardens and ponds.





LOCATION

Ninebanks is a peaceful rural hamlet between Allendale and Alston in the heart of Northumberland, surrounded by rolling countryside and the dramatic landscapes of the North Pennines National Landscape. Set in the South Tyne Valley, the village offers a tranquil escape while remaining within reach of the historic market town of Hexham, where visitors will find a range of shops, cafés, restaurants, and essential amenities. The area is renowned for its excellent walking and cycling routes, with nearby attractions including the South Tyne Trail, Hadrian's Wall and Northumberland National Park. Rich in natural beauty, wildlife, and internationally recognised dark skies, Ninebanks provides an ideal base for those seeking outdoor adventure, heritage, or simply a relaxing retreat in one of England's most unspoilt landscapes.

Middle Rigg sits approximately 10 miles from Alston and 7 miles from Allendale. Allendale provides an excellent range of everyday amenities including independent shops, cafes, public houses, a doctor's surgery and primary school. The village is renowned for its annual Tar Bar; festival, Allendale Folk Festival and Allendale Challenge, making it an exceptional place to enjoy an active rural lifestyle. The historic town of Hexham provides a comprehensive range of shopping and leisure facilities, together with a railway station offering regular services to Newcastle and Carlisle.

SERVICES

Mains electricity is connected and water is from a bore hole. Drainage is via a sewage treatment plant. Oil fired central heating with a standby generator and bottled gas. There is also high speed fibre broadband.

VIEWINGS

Viewings 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.

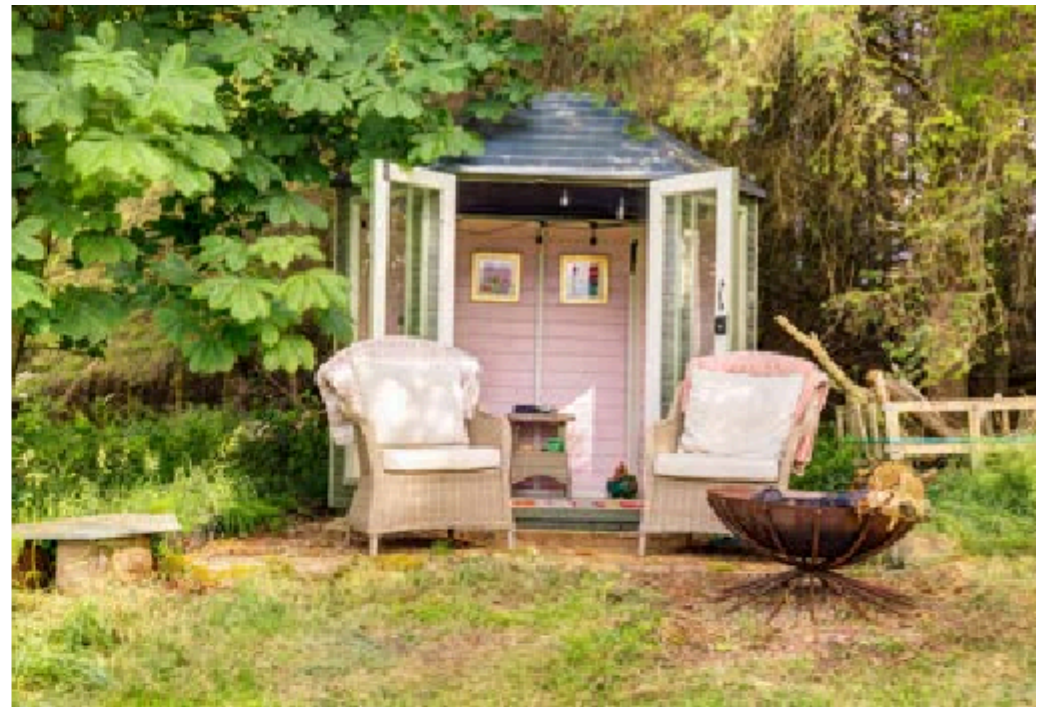
WAYLEAVES, EASEMENTS & RIGHTS OF WAY

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





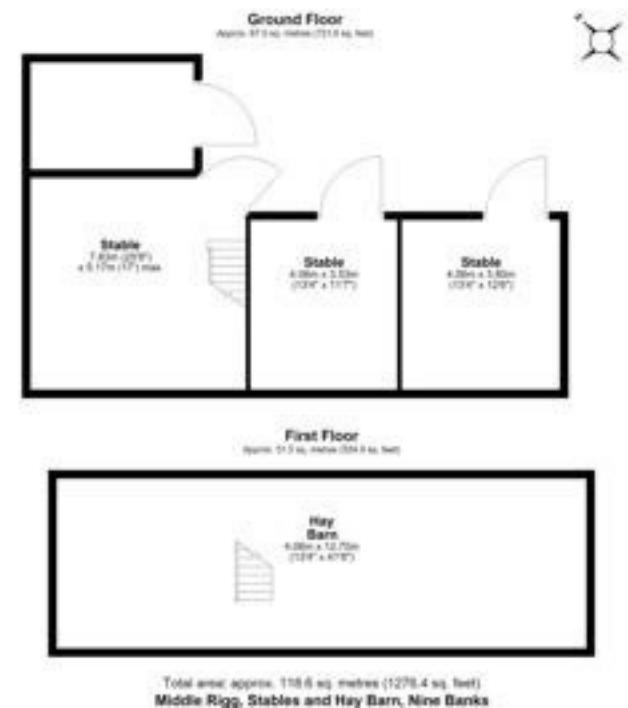








Total area: approx. 222.7 sq. metres (2397.6 sq. feet)
Middle Rigg, Ninebanks



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.