



OAKLAND, ALLENDALE, HEXHAM,
NORTHUMBERLAND, NE47 9DE



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Oakland is an attractive detached bungalow offering spacious and versatile single-storey accommodation, ideally suited to a range of purchasers.

- Detached bungalow
- Detached workshop and garage
- Versatile and spacious accommodation
- Popular village location
- No onward chain
- EPC rating F

ASKING PRICE £375,000

GET IN TOUCH

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DESCRIPTION

The accommodation is entered via a welcoming entrance vestibule, leading through to a central hallway which provides access to all principal rooms. There are two reception rooms, both enjoying space for relaxing or entertaining. The kitchen/breakfast room offers ample space for informal dining and is well positioned to serve the living accommodation.

There are three generously sized double bedrooms, offering versatile accommodation for family members, guests or those requiring a home office. The property is served by a family bathroom, together with a separate pantry and useful built-in storage.

Externally, the property benefits from exceptional garaging and workshop facilities. A substantial detached garage/workshop provides extensive storage and workshop space, with excellent potential for a variety of uses including a studio, hobby room, home office or business use, subject to any necessary consents. In addition, a separate garage provides further parking or storage.

The property enjoys a delightful setting, backing directly onto open fields and rolling farmland, creating a wonderful sense of space, privacy and tranquillity whilst remaining within easy reach of the village's amenities. The well-maintained gardens are predominantly laid to lawn with mature shrubs, established borders and traditional stone wall boundaries, providing an attractive and peaceful outdoor environment.



LOCATION

Nestled within the heart of the North Pennines National Landscape, Allendale is a picturesque market village renowned for its unspoilt scenery, welcoming community and rich industrial heritage. Surrounded by rolling moorland, woodland and the beautiful River East Allen, the village offers an exceptional lifestyle for those seeking peace, outdoor recreation and a strong sense of community.

Despite its idyllic rural setting, Allendale provides an excellent range of everyday amenities, including a primary school, doctor's surgery, village shop, Co-operative supermarket, independent cafés, traditional pubs, artisan businesses and a Post Office. The village is also well known for its annual Tar Bar'l Festival and hosts a variety of community events throughout the year.

The surrounding countryside offers outstanding opportunities for walking, cycling, horse riding and wildlife watching, with the nearby North Pennines, Hadrian's Wall and Northumberland National Park all within easy reach. Hexham lies approximately 11 miles to the north, providing a wider range of shopping, leisure and educational facilities together with rail services to Newcastle and Carlisle, while the A69 offers convenient road links across the region.

CHARGES

Northumberland County Council tax band D.

SERVICES

Mains electricity, water and drainage are connected. Oil central heating.







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 01434 608980.

FREE MARKET APPRAISAL

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

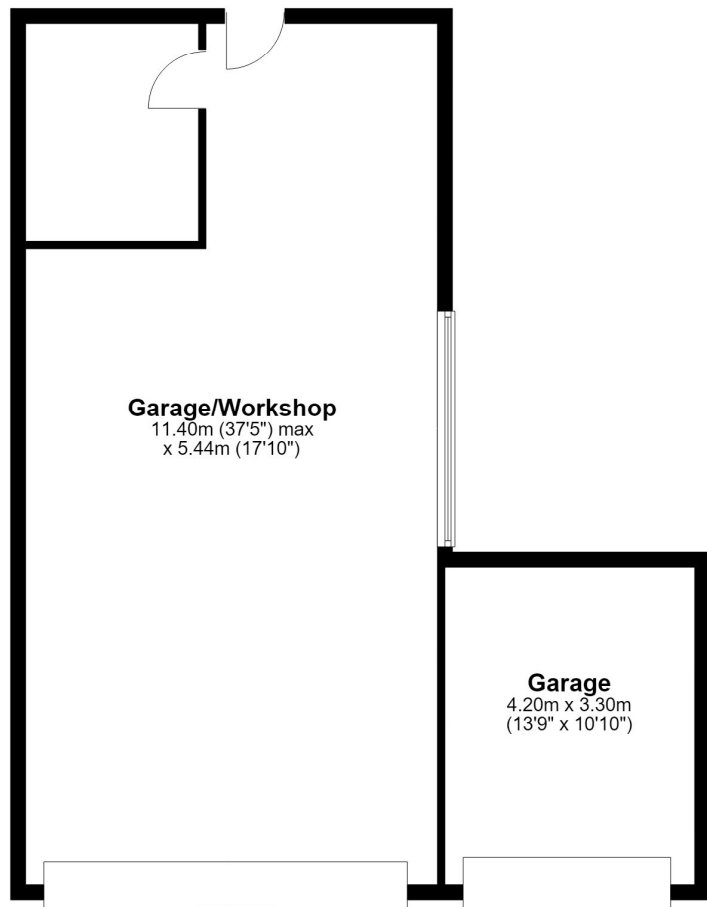






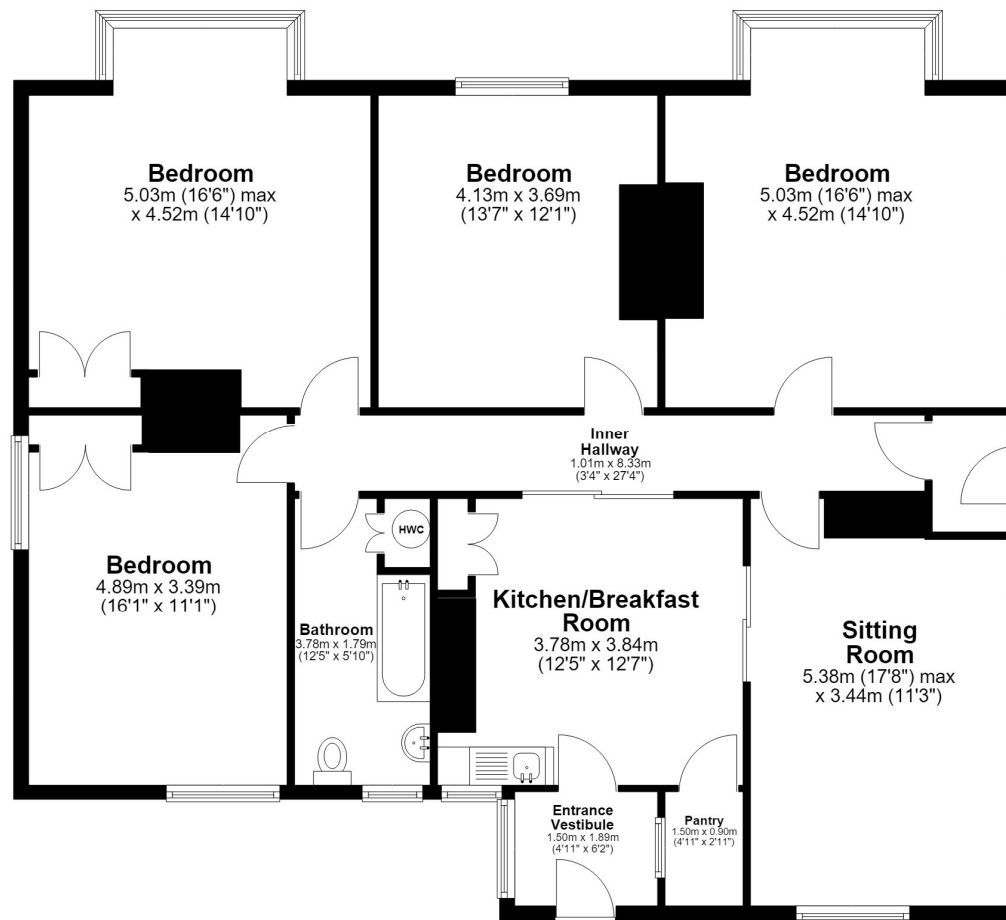
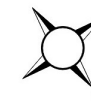
Garage/Workshop

Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus garages, approx. 76.3 sq. metres (821.2 sq. feet)



Ground Floor

Approx. 130.2 sq. metres (1401.5 sq. feet)



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