



Professional Property People

Close Lea  
Heddon on the Wall, NE15 0DB



# Close Lea, Heddon on the Wall, NE15 0DB

£ 585,000

A well proportioned three bedroomed stone built detached bungalow, occupying an elevated site and affording magnificent views over the Tyne Valley. Located towards the end of a private road on the periphery of this sought after village, the property was converted in recent years from former barns and stabling to the nearby Close House and incorporates columns to the front which are reputed to be Roman. With solid fuel fired central heating and sealed unit double glazing the accommodation comprises briefly:- Reception hall, spacious 21' lounge, breakfasting kitchen, rear porch, three bedrooms and family bathroom/wc. There is a detached double garage and good sized gardens and the property is approached via pillared entrance with wrought iron gates. Internal inspection is considered essential to fully appreciate this superb property which also has the benefit of planning permission to extend the property to provide an additional bedroom with en suite facilities and additional reception room.

Heddon on the Wall is a popular village with good local amenities including first school, church and pubs and is well placed for access to surrounding towns and villages with Newcastle upon Tyne being within commuting distance via the A69.

**RECEPTION HALL** double glazed door to front, cloaks/meter cupboard, double cloaks cupboard, coved ceiling, central heating radiator, two double glazed windows to front and two double glazed windows to rear.

**LOUNGE** 21' 9" (6.63m) x 16' 6" (5.03m) cast iron multi fuel stove set within polished wood surround,

ornate corniced ceiling, two ornate ceiling roses, double central heating radiator, double glazed arched window to side, two original carriage entrances to the front with double glazed windows and doors, affording superb views south over the gardens and Tyne Valley beyond.



**BREAKFASTING KITCHEN** 16' 6" (5.03m) X 10' 5" (3.18m) fitted with a range of units with inset 1.5 bowl stainless steel sink unit to round edged work surfaces and tiled surrounds, solid fuel fired Rayburn, split level stainless steel fronted oven with four ring hob over, plumbing for automatic washing machine, double glazed window and door to rear.

**REAR HALL** with quarry tiled floor, fully tiled walls, cloaks rail, double glazed door and window to rear.

**BEDROOM ONE** 13' 7" (4.14m) x 10' 7" (3.23m) plus

door recess, range of built-in wardrobes with mirror fronted sliding doors, central heating radiator, double glazed window to front.

**BEDROOM TWO** 10' 5" (3.18m) x 9' 10" (3m) range of built-in wardrobes with mirror fronted sliding doors, central heating radiator, double glazed window to front with lovely open views.

**BEDROOM THREE** 10' 5" (3.18m) x 9' 8" (2.95m) built-in double wardrobe with mirror fronted sliding doors, central heating radiator, double glazed window to front.

**BATHROOM/WC** fitted with four piece bathroom suite comprising low level wc., pedestal wash hand basin, panelled bath, shower cubicle with electric shower unit, fully tiled walls, central heating radiator, double glazed window to rear.

**DETACHED DOUBLE GARAGE** with roller shutter doors, electric lights, power points, two double glazed windows to rear.

**EXTERNALLY** the property is approached via wrought iron gates to a gravelled driveway leading down to the parking area and access to the garage. There is a large patio area to the rear, with banked gardens housing a good range of plants, shrubs and flower. To the front of the property there is a lovely south facing garden with large patio area, lawn to side and separate walled front garden with gravelled paths and excellent displays of plants, shrubs and flowers.





Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 - 100) <b>A</b>			(92 - 100) <b>A</b>		
(81 - 91) <b>B</b>			(81 - 91) <b>B</b>		
(69 - 80) <b>C</b>			(69 - 80) <b>C</b>		
(55 - 68) <b>D</b>			(55 - 68) <b>D</b>		
(39 - 54) <b>E</b>			(39 - 54) <b>E</b>		
(21 - 38) <b>F</b>			(21 - 38) <b>F</b>		
(1 - 20) <b>G</b>			(1 - 20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>			<b>England &amp; Wales</b>		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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