



Professional Property People

Old Post Office
Horsley, NE15 0NS

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£ 447,500

A rare opportunity to purchase a deceptively spacious three / four bedroom stone built family property delightfully situated within this lovely village location. The property has much character and charm and stands on a large plot with excellent gardens. The accommodation has oil fired central heating and comprises briefly; entrance hall, lounge with open stone fireplace, rear hall, dining room with Inglenook fireplace, study/bedroom four, superbly fitted breakfasting kitchen with range style cooker, side hall, utility/shower room/wc. To the first floor there are three bedrooms and family bathroom/wc There is a detached garage which has been subdivided to form a storage space and an excellent music room or gym. This fine property is surrounded by good sized gardens, the rear garden being particularly large and ideal for family use. Located within the sought after village of Horsley, we anticipate a wide range of interest in the property and therefore recommended an early inspection.

Horsley is a delightful village with good local amenities within the Tyne Valley, well placed for the A69 making it ideal for commuting to Newcastle, Ponteland, the Airport, Hexham and other surrounding towns and villages. The accommodation comprises;

ENTRANCE PORCH window and door to front

LOUNGE **16' 10" (5.13m) x 15' 3" (4.65m)** This room features an exposed open stone fireplace,

fitted book shelving to recess, oak flooring, wall lights, double panel central heating radiator, windows to front and rear

REAR HALL oak floor, door and window to rear with cupboard under

DINING ROOM **15' 2" (4.62m) x 12' 3" (3.73m)** exposed stone Inglenook fireplace, beamed ceiling, wall lights, oak flooring, double panel central heating radiator, windows to front and rear

STUDY/BEDROOM FOUR **11' 1" (3.38m) x 7' 9" (2.36m)** wood effect laminate flooring, double panel central heating radiator, bow window to front

BREAKFASTING KITCHEN **14' 2" (4.32m) x 12' 2" (3.71m)** very well fitted with an excellent range of wall, base and display units with Belfast sink to solid wood work surfaces with tiled surrounds, extractor hood, plumbing for an 'American' style fridge / freezer and dishwasher, central island with storage cupboard under and matching solid wood breakfast table over, inset ceiling spotlights, double panel central heating radiator, double glazed window to rear

SIDE HALL with tiled floor, cloaks cupboard door to side

UTILITY/SHOWER ROOM/WC fitted with low

level wc, pedestal wash hand basin and shower with mains shower unit, central heating boiler, plumbing for an automatic washing machine, double panel central heating radiator, fully tiled walls and floor, window to front

INNER HALL with wall lighting, stairs to:

FIRST FLOOR LANDING central heating radiator, exposed beamed ceiling, shelved storage cupboard, window to front

BEDROOM ONE **15' 6" (4.72m) x 10' 10" (3.3m)** central heating radiator, windows to front and rear

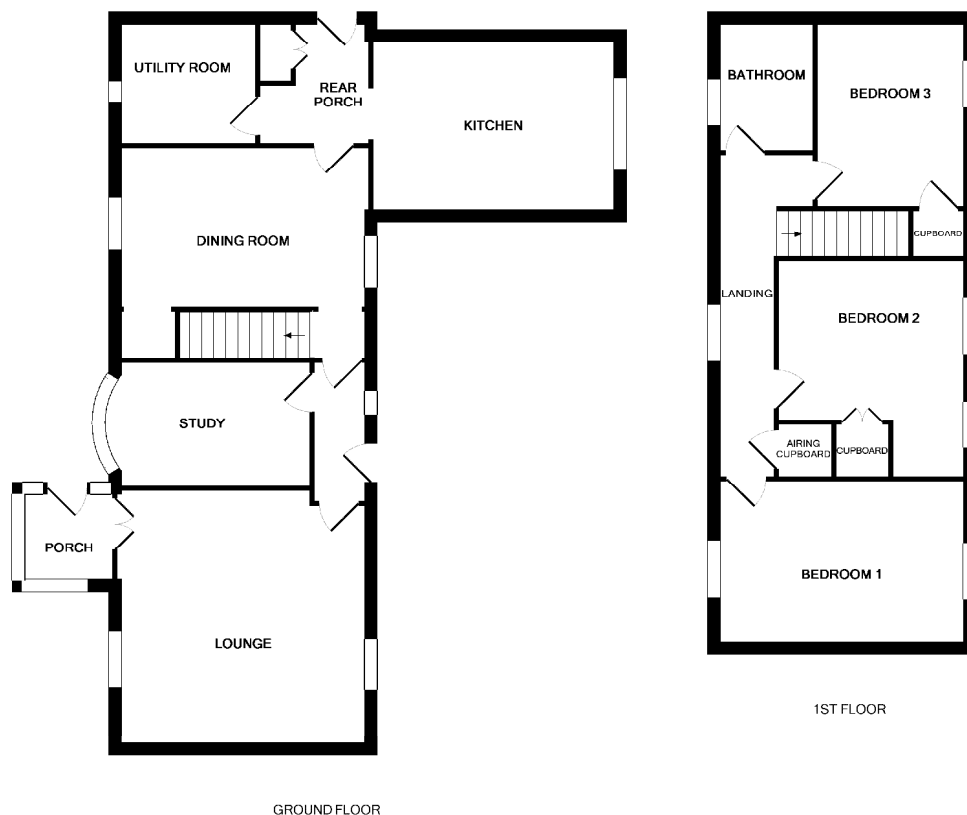
BEDROOM TWO **13' 1" (3.99m) x 12' 0" (3.66m) (max)** L-shaped, central heating radiator, built-in wardrobe, two windows to rear

BEDROOM THREE **12' 4" (3.76m) x 9' 6" (2.9m)** exposed beamed ceiling, built-in wardrobes, central heating radiator, window to rear

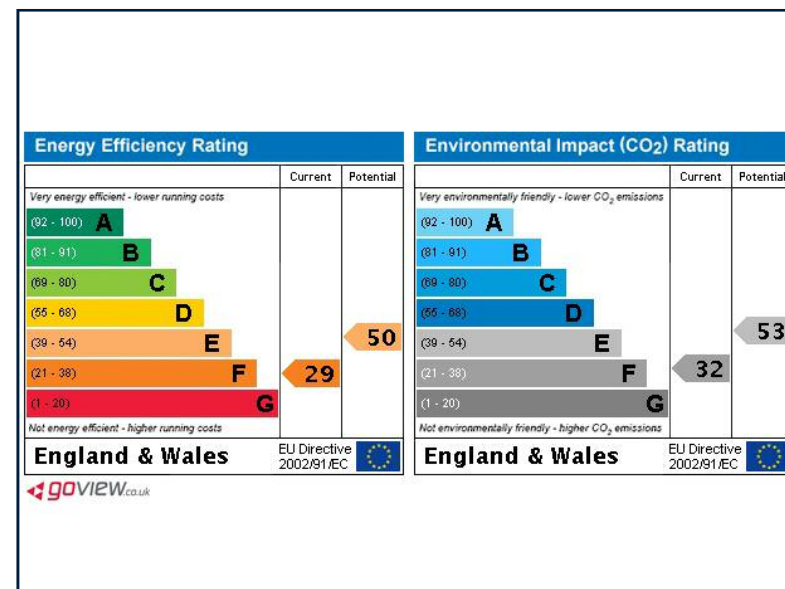
BATHROOM/WC fitted with a low level wc, pedestal wash hand basin with vanity shelf and light over, panelled bath with part tiled surrounds, central heating radiator with towel rail, window to front

DETACHED GARAGE with up and over door, subdivided to provide storage space and music room/gym

EXTERNALLY to the front of the property there is a garden with lawn, mature trees and shrubs, gravelled driveway leading to parking area and garage to the side. To the rear of the property there is a large South facing garden with patio and lawn beyond, mature trees and plants, low wall with further garden beyond, again with lawn, mature shrubs, plants, trees and a range of outhouses.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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R004 Ravensworth 01670 713330

Ash House, Bell Villas, Ponteland, Newcastle Upon Tyne NE20 9BE
Tel: 01661 860228 Fax: 01661 860380 www.rookmatthewssayer.co.uk

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