



Carrshield | Hexham | NE47

Offers Over £150,000

RMS | Rook
Matthews
Sayer



Detached Stone Built House

Value Adding Project

Three Bedrooms

Far Reaching Views

Rural Location

Two Reception Rooms

Gardens

No Onward Chain

For any more information regarding the property please contact us today.



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Landmark stone built detached dwelling occupying a wonderful tranquil rural setting with fabulous views over undoubting countryside as far as the eye can see.

The price reflects the property is in need of major renovation, housing stood unoccupied for several years.

Offered with early vacant possession assured the layout comprises; reception hall, two separate reception rooms, 16"11 breakfasting kitchen with large walk-in larder, generous sized utility room and shower room/WC to the ground floor.

The first floor comprises; landing, three double sized bedrooms and bathrooms/WC.

There is also a basement, accessed via a staircase from the hallway which offers scope for further development.

Externally there is a parking area and mature garden.

INTERNAL DIMENTIONS

Living Room: 16'1 max x 15'0 max (4.90m x 4.57m)
Dining Room: 15'0 max x 15'0 into alcove (4.57m x 4.57m)
Kitchen: 16'3 max x 10'9 max (4.95m x 3.28m)
Pantry: 5'1 max x 5'2 max (1.55m x 1.57m)
Utility Room: 12'6 max x 10'2 max (3.81m x 3.10m)
Shower Room: 4'7 max x 5'3 max (1.40m x 1.60m)
Bedroom One: 16'2 max x 11'1 max (4.93m x 2.53m)
Bedroom Two: 15'0 max x 11'7 max (4.47m x 3.53m)
Bedroom Three: 15'1 max x 11'0 (4.60m x 3.35m)
Bathroom: 6'7 max 5'3 max (2.01m x 1.60m)
Sun Room: 10'2 max 5'9 max (3.10m x 1.75m)

PRIMARY SERVICES SUPPLY

Electricity: Unknown (Assumed Mains)
Water: Unknown (Assumed Private Shared Source)
Sewerage: Unknown (Assumed Private Septic Tank)
Heating: Unknown (Assumed Oil Central Heating/Log Burners/Electric Heaters)
Broadband: Unknown
Mobile Signal Coverage Blackspot: No
Parking: Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: E
EPC RATING: E

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		



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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.