



# Chapel Hill House

Sparty Lea, Hexham







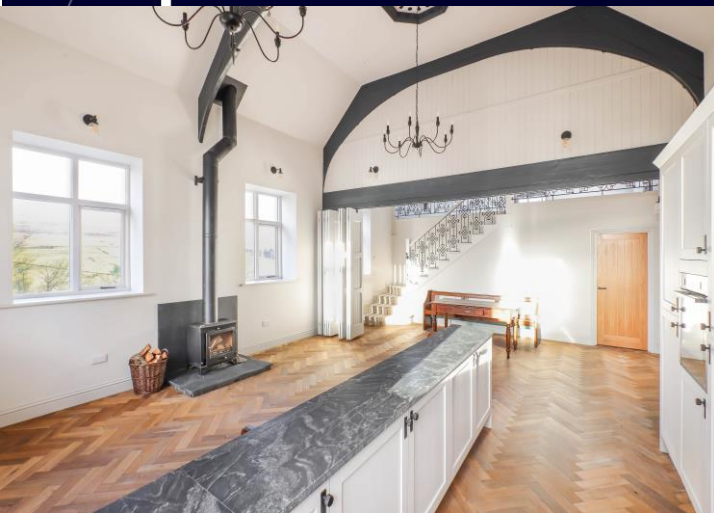
## Chapel Hill House, Sparty Lea, Hexham, Northumberland, NE47 9UA

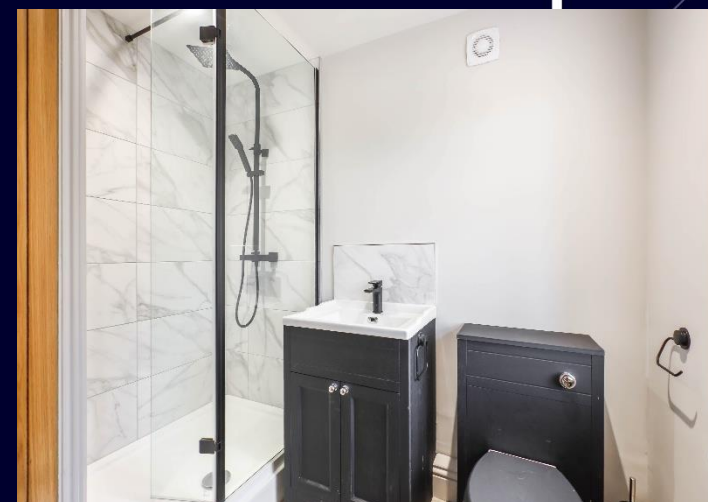
Chapel Hill House Offers a Truly Unique Home Boasting Three/Four Bedrooms, Four Bathrooms, Stunning Open Plan Kitchen/Dining/Living Room, Mezzanine Level, Off Street Parking & Lawned Gardens with Exceptional Views!

The property is formed from the restoration of Sparty Lea Chapel and enjoys envious views over West Allen Valley. Sparty Lea is a lovely hamlet set within the Pennines and is an area of outstanding natural beauty. The property enjoys close proximity to amazing walks and cycling routes, as well as the nearby village of Allendale offering ample amenities & cafés.

The chapel has been completely transformed with significant investment by the existing owners and benefits from brand new windows, electrics & heating system. The property further benefits from beautiful Oak herringbone flooring and the boiler, appliances, windows and doors are all under warranty.

The internal accommodation comprises: Entrance hallway | Utility Room | Spacious open plan kitchen/dining & living room with vaulted ceilings, exposed beams and feature log burning stove | The kitchen boasts a range of modern cabinetry/worktops and integrated appliances throughout.





The night passageway connects on to two double bedrooms, one of which offers an ensuite shower room/wc and the other has access to the main family bathroom with impressive three piece suite.

The staircase leads up from the kitchen to a versatile mezzanine level, which offers space for a further sitting room or as a study area | Principal bedroom enjoying a large double room, separate dressing room and equally as impressive ensuite bathroom/wc. The staircase then connects through to the lower ground floor and onto bedroom four with ensuite shower room/wc and rear access.

Externally, the property is approached via a gravel driveway offering off street parking for at least three vehicles | The formal gardens lie to the front of the property and are laid partially to lawn and partially to a paved patio terrace.

With stunning views over the valley, this sympathetic restoration of the Old Chapel is extremely special and early viewings are strongly encouraged to truly appreciate the quality of accommodation on offer!

Services: Mains electricity, private water, private drainage | Tenure: Freehold | Council Tax: Band E | EPC: Rating D

**Price Guide: Offers Over £550,000**

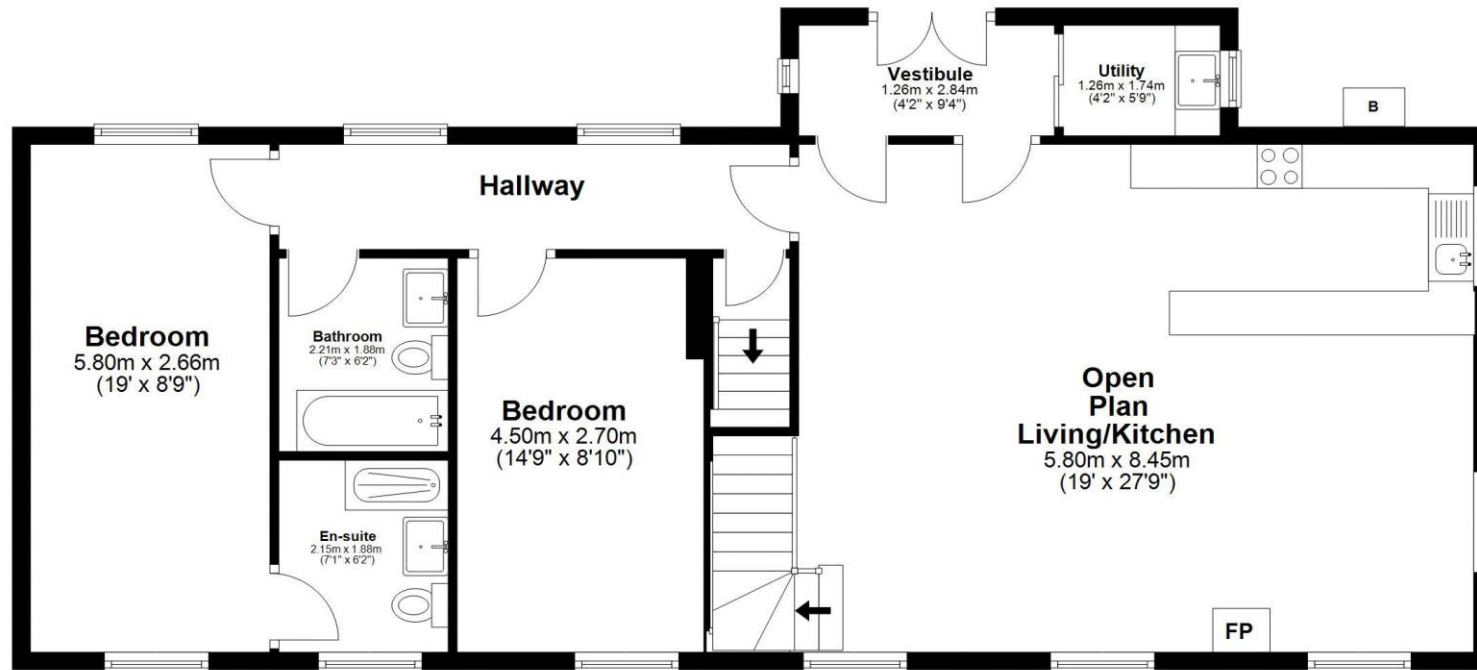






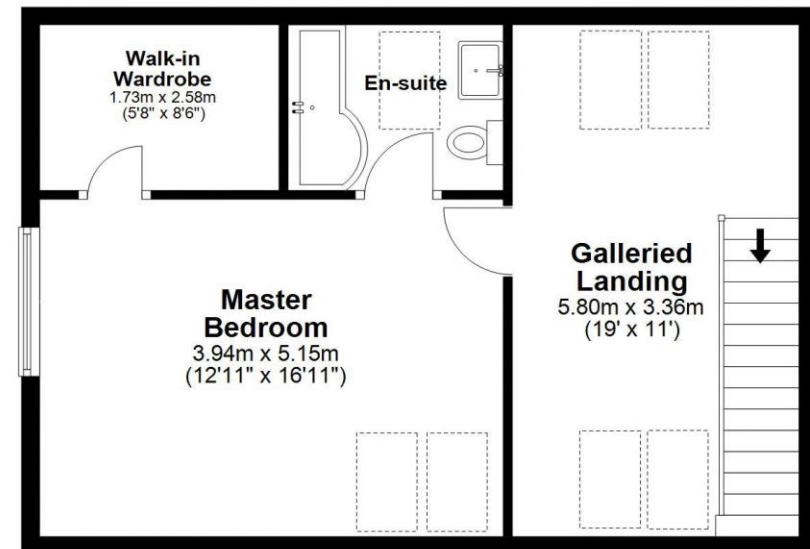
## First Floor

Approx. 99.1 sq. metres (1066.3 sq. feet)



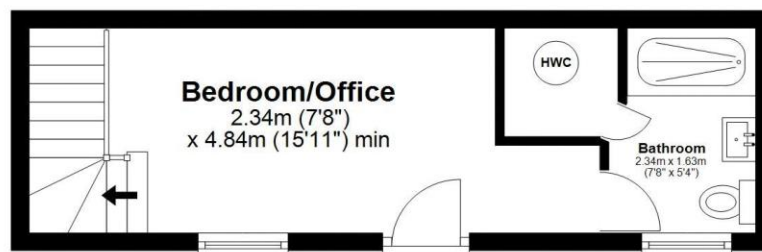
## Second Floor

Approx. 49.9 sq. metres (536.6 sq. feet)



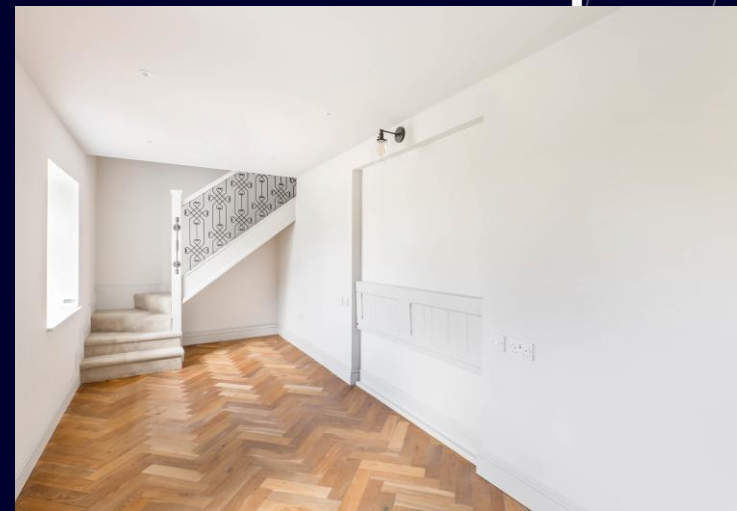
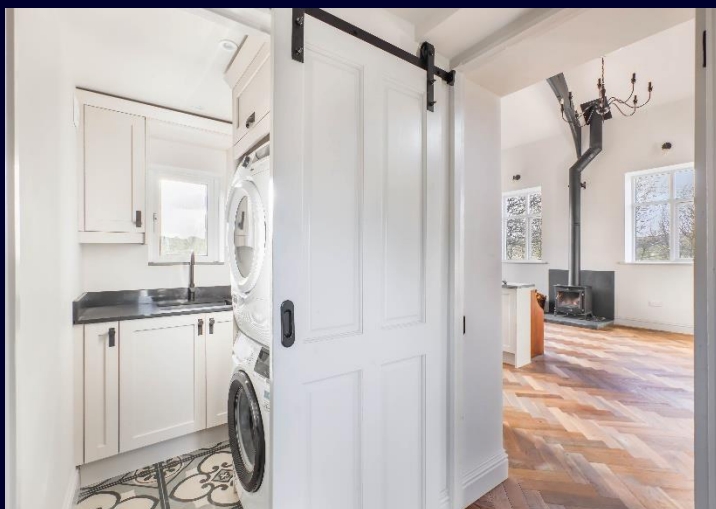
## Ground Floor

Approx. 18.6 sq. metres (200.5 sq. feet)



Total area: approx. 167.6 sq. metres (1803.5 sq. feet)

**Chapel Hill House**





# SANDERSON YOUNG

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