



ROOK
MATTHEWS
SAYER

Tedham Green
Sparty Lea

Tedham Green, Sparty Lea

- Stone Built Cottage
- Three Bedrooms

- Gardens
- Parking

- Oil Fired Combi Central Heating
- Stunning Open Views

£ 225,000

Stunning three bedroom stone built cottage with oil fired combi central heating and double glazing. Tedham Green, situated in an "Area of Outstanding Natural Beauty" (AONB) is full of charm and character.

The accommodation is bright and spacious with gardens to the front and rear elevations. Offered for sale with no forward chain. The North East Vernacular society believe the property to be of some age.

A wonderful opportunity for those seeking a home that enjoys rural tranquillity, Tedham Green lies amidst delightful rolling Northumbrian countryside with far reaching views, yet is perfectly placed for access to the commercial centres and attractions of both North East and the North West.

The property has fishing rights in the East Allen river approximately 20 yards away.

Sparty Lea lies between Allendale and Allenheads. Allendale provides a range of shopping amenities; public houses; restaurants; schools; a broader range of facilities being found in Hexham. For the commuter the A69, A68 and M6 provide links with the northern road networks with the East and West coast railway lines and Newcastle International Airport for UK and International travel.

Viewing is essential to appreciate the location, size and internal condition this property has to offer.

Reception Hall:
Window to front elevation.

Cloakroom:
Low level WC; corner hand basin; frosted glass window.

Dining Kitchen: 18'5(5.61m) into staircase x 13'2(4.01m)

Under a beamed ceiling this spacious dining kitchen has an excellent range of base cabinets; Iroko wood work surfaces; Belfast style sink; electric range cooker; windows to the front and rear elevations; two double radiators; staircase leading to first floor; external door to rear garden.

Sitting Room: 19'3(5.87m) x 13'3(4.04m)
Inglenook fireplace with exposed fire breast housing a multi-fuel burning stove; wall light points; double radiator; window to front elevation; French style double doors to rear leading to a pleasant patio and enjoying absolutely stunning views.

First Floor:

Landing:
Windows to rear elevation; radiator.

Bedroom: 13'4(4.06m) x 9'0(2.74m)
Stunning open views; loft hatch access; radiator.

Bathroom:
Comprising panelled bath; shower cubicle; pedestal hand basin; low level WC; shaver point; ceramic tiling to walls; radiator.

Bedroom: 10'3(3.12m) x 9'11(3.02m)
Window to front elevation; recessed storage cupboard/wardrobe; loft access hatch; radiator.

Bedroom: 13'4(4.06m) x 9'3(2.82m)
Situated to the rear elevation; radiator.

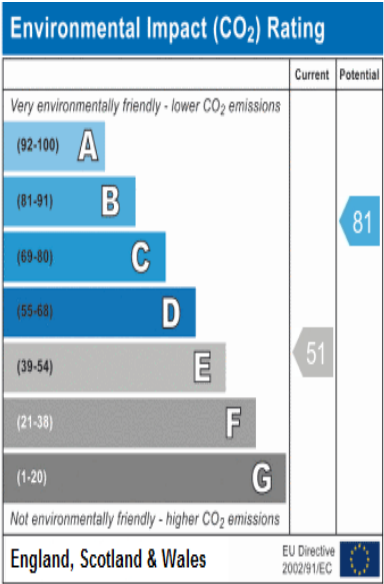
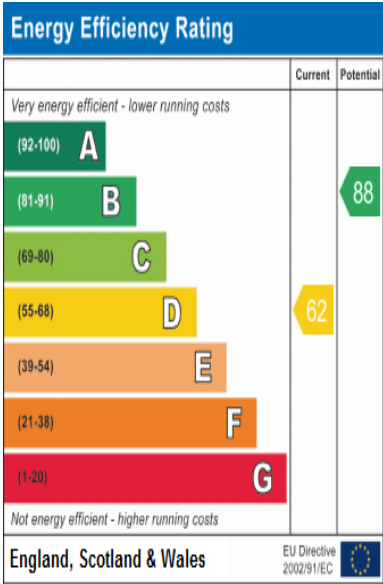
Externally:
To the rear there is a lawn garden; vegetable plot and greenhouse; stunning open views. To the front the garden is lawn with mature borders and shrubs; oil tank; double gates allow vehicle access for parking; garage; there is an additional parking space close by.

Allendale 5 miles; Hexham 15 miles; Newcastle upon Tyne 39 miles; Newcastle International Airport 37 miles.

TENURE

Freehold – not confirmed. It is believed this property is freehold, but we are unable to confirm this as we have no access to the documentation. Should you proceed with the purchase of this property these details must be verified by your Solicitor.

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R100 Ravensworth 01670 713330

46 Priestpopple, Hexham, NE46 1PQ
Tel: 01434 601 616 www.rookmatthewssayer.co.uk

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17 Branches across the North-East



