



2 Bedrooms

An immaculate two period cottage, dating back some 400 years and retaining many charming features throughout. In an ideal country village location, perfect for residential or second home. The accommodation has been tastefully maintained and improved and occupies a central position in the heart of Hedley-on-the hill village, adjacent to the village green. The rooms are well proportioned throughout and include: lounge, breakfast kitchen, dining room/third bedroom, two double bedrooms, a bathroom and en-suite. Externally is an enclosed front and rear (South facing) lawned garden, a patio seating area, stone outhouse and choice plantings. The location is well placed for neighbouring amenities.

Hedley On The Hill

Stocksfield, NE43

Asking Price:

£315,000

EPC Rating: D



Entrance lobby:
Stairs to first floor.

Living Room:
19' by 13'11" (5.8m by 4.24m)
Gas stove with inglenook fire-surround. Two central heating radiators. Double glazed square bay window. Fitted curtains.

Dining Room:
19'3" by 11'3" (5.87m by 3.43m)
Original feature stove, exposed beams, double glazed square bay window, with window seat.

Breakfast Kitchen:
19'2" by 7 (5.84m by 7)
Range of wall and floor units with work top surfaces over, integrated oven, hob with extractor hood, integrated washing machine, fridge/freezer, sink and draining unit, tiled floor. Two central heating radiators, double glazed window. Feature post box inset in the wall.

Bathroom/WC:
7'6" by 5'10" (2.29m by 1.78m)
Bath with showerhead attachment, wash hand basin, WC, fully tiled floor and walls, central heating radiator, double glazed window.



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**First Floor:**

Loft access, central heating radiator.

Bedroom:

16'1" by 9'6" (4.9m by 2.9m)

Open ceiling with exposed beams, central heating radiator, double glazed window, double glazed dormer window, roman blind.

Ensuite Bathroom:

5'4" by 5'1" (1.63m by 1.55m)

Wash hand basin, WC.

**Bedroom:**

15'5" by 14'1" (4.7m by 4.3m)

Two fitted cupboards, vaulted ceiling with exposed beams, central heating radiator, double glazed dormer window, roman blind.

Front Garden:

Enclosed cottage style lawned garden with planted borders.

Rear Garden:

Enclosed lawned garden with a paved patio seating area, established plantings and a detached stone outhouse.

**Disclaimer:**

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Please note the images displayed are an artist's impressions so accuracy cannot be guaranteed.

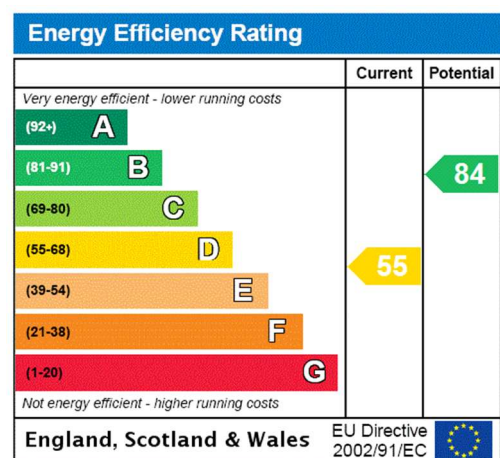
Material Information:

The following information should be read and considered by any potential buyers prior to making transactional decision.

Services:

We are advised by the seller that the property has mains provided gas, electricity and water. The boiler is approx 3 years old.





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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract