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LANGLEY-ON-TYNE, HEXHAM, NE47

Offers Over £425,000

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Staward View is a three bedroom detached property ideally located between Langley and Whitfield, offering stunning countryside views while being conveniently close to local amenities. The nearby village of Allendale provides a range of essential services, including shops, pubs, a vet, and a primary school. The market town of Hexham, just a short drive away, offers a wider selection of supermarkets, shops, restaurants, professional services, and Hexham General Hospital, along with highly regarded schools.

For commuters, the A69 is easily accessible and provides excellent links to Newcastle to the east and Carlisle to the west, as well as to the A1. Railway stations in both Hexham and Haydon Bridge offer cross-country services to Newcastle, Carlisle and beyond.

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The property briefly comprises a small entrance hallway, a downstairs WC, and a bathroom featuring a roll-top bath, separate shower, heated towel rail, wash hand basin, and partially tiled walls. The kitchen diner is generously sized and equipped with a Premier kitchen, including a range of high-quality wall and base units, integrated appliances such as an extractor fan, dishwasher, and fridge, as well as a stand-alone Rangemaster cooker. The space also offers an island and ample room for dining.

The large lounge features a wood burner, decorative arched coving, and an under-stairs cupboard. To the rear of the property is a large, L-shaped conservatory with vinyl flooring. This versatile space includes both a dining area and a sitting area. Additionally, there is a utility room, accessed from the driveway via an external door, which houses the washing machine, dryer, and boiler.

Upstairs, the property features three bedrooms: a double-sized principal bedroom with built-in storage, a second double bedroom, and a single bedroom. All bedrooms enjoy stunning views over the Tyne Valley. There is loft access from the landing for additional storage.

Externally, the property boasts expansive wraparound gardens, a tarmac driveway, a garden shed, and a detached garage/workshop with double doors, side windows, and electricity. The garden includes a formal lawn area with planted borders, a paved terrace, and a large woodland garden, which was once part of the old railway line. There is also a decking area for outdoor enjoyment. The woodland garden offers potential for various uses, such as placing yurts for an Airbnb venture. The property benefits from a septic tank, a spring water source, mains electricity, and oil-fired heating.



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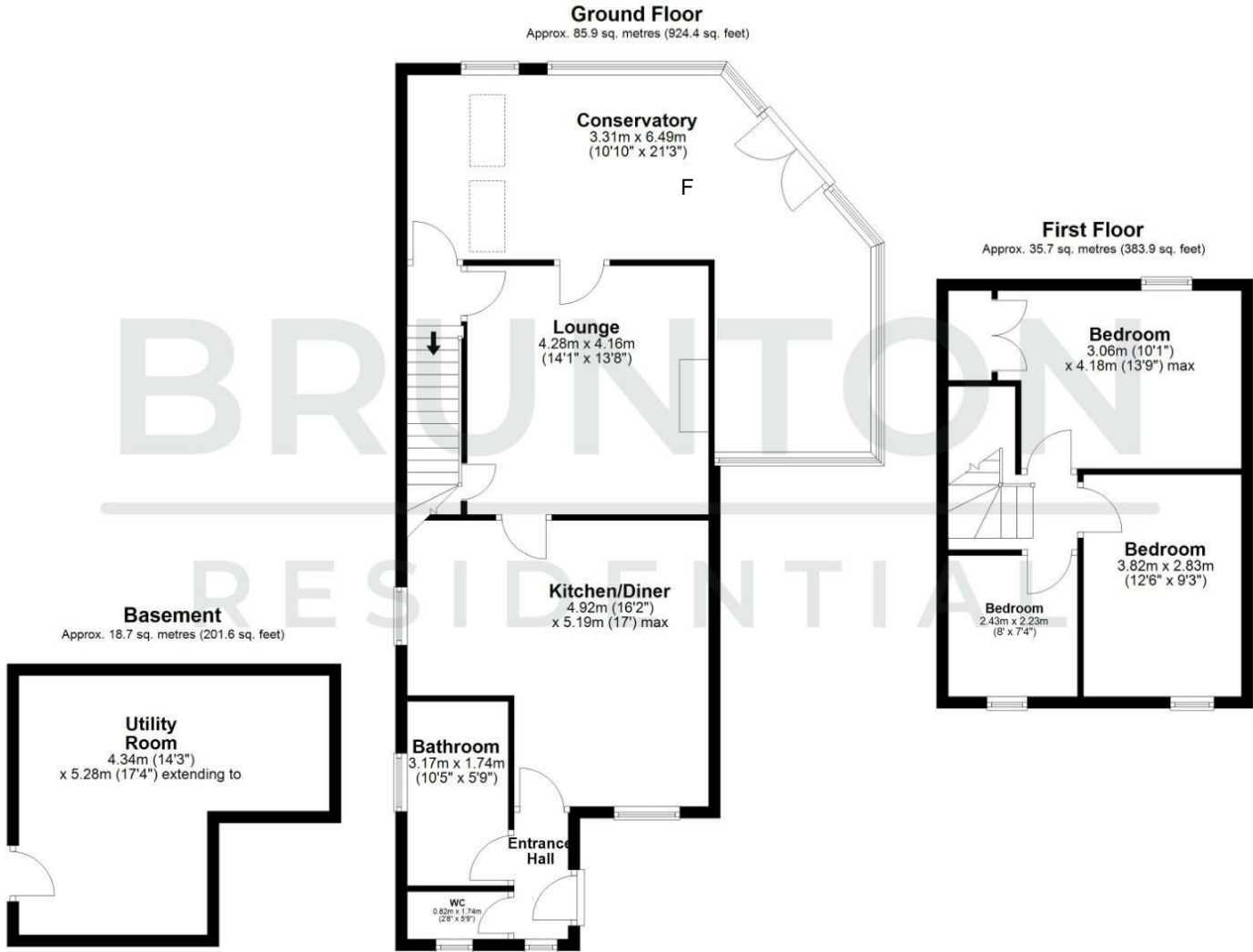
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland
County Council

COUNCIL TAX BAND : F

EPC RATING : E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	