



Thornley Leazes Care Home
Thornley Gate, Hexham, NE47 9NH

youngsRPS 

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Hexham

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Guide Price: £400,000

A substantial period property set in an imposing elevated position that could be reconverted back into a stunning family home.

- Rare opportunity
- Handsome exterior
- Views across the town
- Gardens
- Fantastic potential
- Parking for several cars
- Garden room
- Energy efficiency rating C

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Youngs Hexham 01434 608980





DESCRIPTION

The property has been reconfigured to create bedroom accommodation suitable for the commercial usage the building has recently been used for. The property does retain the original footprint with the majority of the work done previously only subdividing the original rooms more than structural alterations. Therefore, the property could be renovated back to a single residential dwelling that would resemble the historic home it was previously.

The ground floor could potentially convert back into 4 well-proportioned reception room with a separate kitchen and utility / laundry room. The extension that was built to accommodate additional bedrooms would convert into a delightful entertaining reception room with a great outlook over the garden to the front. The first floor currently has seven bedrooms and only the two bathrooms so a reconfiguration of this space again would be worth considering, creating a five bedroom property that includes en suite bedrooms and an additional family bathroom.

Externally the property has off street parking for several vehicles and gardens that enclose the property to the front and side, the front garden enjoys an elevated position and has a lovely view out across to Allendale town. To the far side of the property there

is a garden room with patio area which would be a great area for entertaining during the summer months.

LOCATION

Situated on the outskirts of Allendale, the property is located near to the local shops and amenities, the GP practise, restaurants, and public houses as well as the local first and middle schools. A full range of retail and leisure facilities as well as major supermarkets available in the Market Town of Hexham about 12.4 miles away. Hexham train station offers additional public transport links, for the commuter rail services west to Carlisle and east to Newcastle Upon Tyne are regularly available in addition to the excellent road networks via the B6303 and B6295, A68 and A69 dual carriageway.

SERVICES

Connected service include Mains electricity, water, sewage and oil fired central heating.

CHARGES

The property currently is a commercial building and would need to have a change of use application approved by the council.

VIEWINGS

Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 608980.

FREE MARKET APPRAISAL

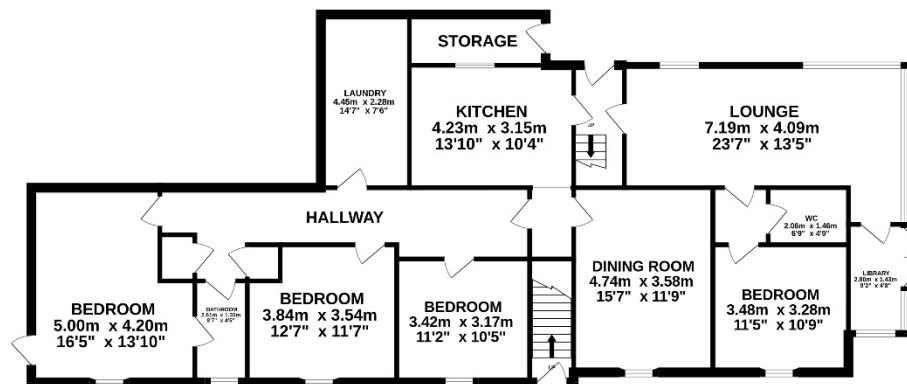
We would be pleased to provide professional, unbiased advice on the current value and marketing of your existing home.



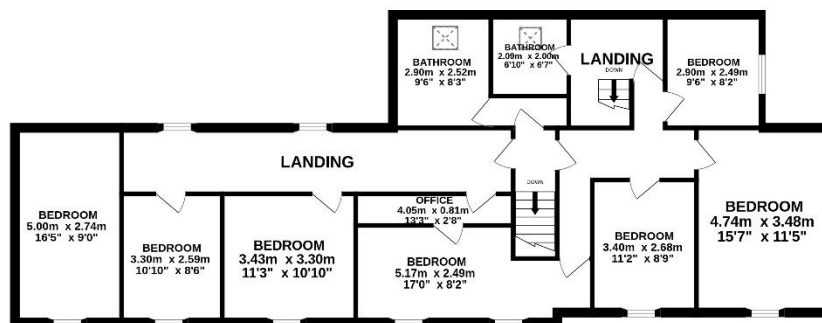




GROUND FLOOR
163.3 sq.m. (1757 sq.ft.) approx.



1ST FLOOR
130.7 sq.m. (1407 sq.ft.) approx.



TOTAL FLOOR AREA : 294.0 sq.m. (3165 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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R201



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