



HUSH COTTAGE, MOHOPE, HEXHAM,
NORTHUMBERLAND, NE47 8DQ



HUSH COTTAGE, MOHOPE

Hexham, Northumberland, NE47 8DQ

Charming four bedroom detached home in a peaceful and stunning location. This property offers comfort and convenience, ideal for a growing family looking for a delightful rural retreat.

- Four bedrooms
- Detached
- Stunning rural setting
- No onward chain
- B4RN Fibre broadband is available
- EPC rating E



GET IN TOUCH

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Description

Situated beautifully in the small rural hamlet of Mohope, this stunning four bedroom detached house offers the perfect blend of comfort and convenience. The property is accessed at first floor level, the entrance vestibule also houses the utility area, with fitted storage, wash sink and plumbing for a washing machine. The kitchen offers traditional fitted units set around the central dining area, with a Rayburn range cooker.

The living room is a bright and inviting space with a traditional inglenook fireplace housing a wood burning stove, a central and glorious feature of this family room. The third bedroom/ additional reception room/ home office is set to the back of the living room area and provides a useful and versatile room. The master bedroom enjoys a private en suite shower room whilst the other bedrooms share the family bathroom.

The rear garden provides a peaceful retreat for relaxation and is enhanced by the brook that flows nearby.

Location

Situated in the rural hamlet of Mohope, near Ninebanks. The property is ideally located in a stunning rural setting with good connectivity to the surrounding areas. Nearby Haydon Bridge offers a range of local shops, public houses, GP practises and both primary and secondary schooling. The nearby market town of Hexham provides further schooling, hospital, major shops and a full range of retail and leisure facilities. Haydon Bridge 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 A68 and A69 dual carriageway.

Services

Mains electricity, water is spring supply and drainage is to a waste treatment plant. Oil fired central heating to radiators also supplying the domestic hot water. The property also benefits from solar panels.

B4RN Fibre broadband is available.

Charges

Northumberland County Council tax band A.







Wayleaves, easements and rights of way

The property is sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Referrals

In accordance with the Estate Agents' (Provision of Information) Regulations 1991 and the Consumer Protection from Unfair Trading Regulations 2008, we are obliged to inform you that this Company may offer the following services to sellers and purchasers from which we may earn a related referral fee from on completion, in particular the referral of: Mortgages and related products our commission from a broker would be £100.00 incl VAT for Mortgages and £50 inc VAT for Insurances, however this amount can be proportionally clawed back by the lender should the mortgage and/or related product(s) be cancelled early.

Viewings

Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS Hexham.

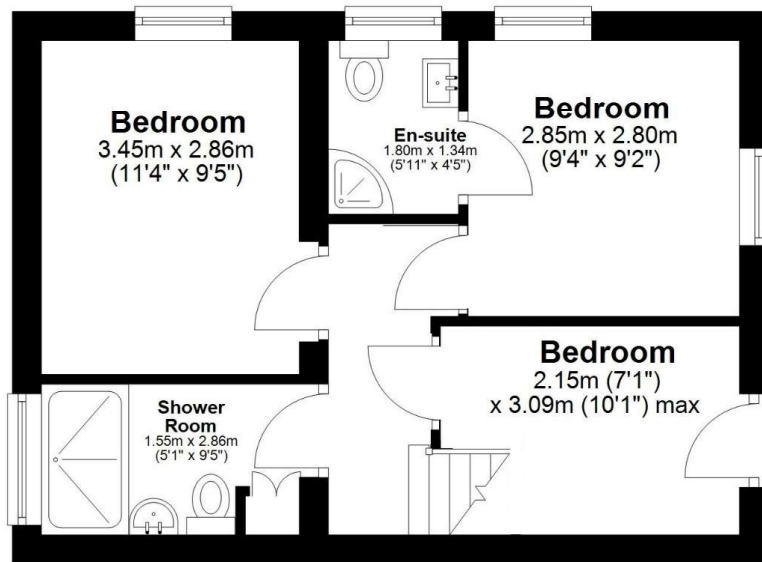
Free market appraisal

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



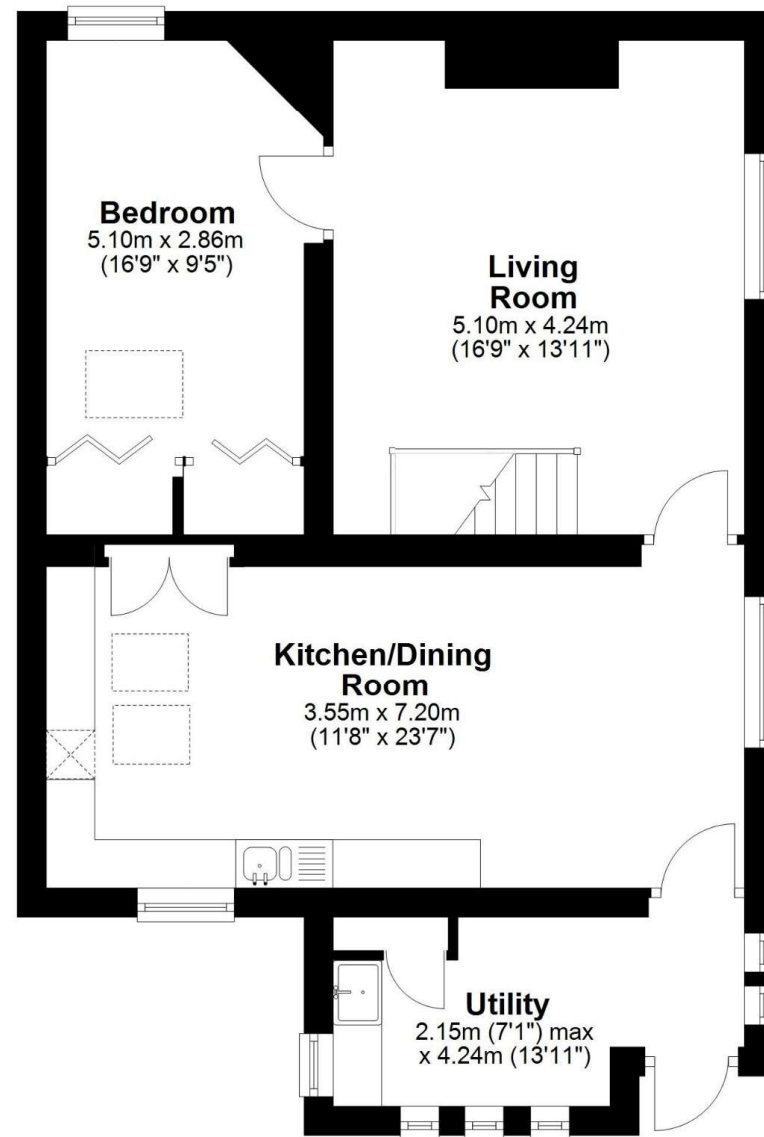
Ground Floor

Approx. 36.7 sq. metres (395.2 sq. feet)



First Floor

Approx. 71.7 sq. metres (771.7 sq. feet)



Total area: approx. 108.4 sq. metres (1167.0 sq. feet)

Hush Cottage, Mohope

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IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of youngsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.