



PLANETREES COTTAGE, WALL, HEXHAM,
NORTHUMBERLAND, NE46 4EQ



PLANETREES COTTAGE, WALL

Hexham, Northumberland, NE46 4EQ

Nestled in a charming rural setting, this delightful, detached bungalow offers a peaceful retreat with easy access to the surrounding countryside.

- Stone built detached cottage
- Fantastic renovation project
- Planning permission granted
- Detached self-contained annex
- Set within grounds extending to circa 0.64 acres
- Range of outbuildings
- EPC rating G



GET IN TOUCH

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Description

Currently a single storey, stone built cottage, this property is a blank canvas and a fantastic opportunity to create a beautiful home. Planning permission has been granted for the construction of a single storey extension to the north elevation, porch to the south elevation and insertion of a first floor level and rooflights to the main cottage roof at the centre of the existing dwelling, which will create a three bedroom property.

The property is set within grounds extending to circa 0.64 acres which include a generous garden, woodland area and a small turnout paddock.

Within the garden there is a detached self-contained 1 bedroom annex, with a kitchen/living area and a bathroom. This is a versatile dwelling which could provide a variety of uses. There are further outbuildings including garaging.

Please note that part of the land is a designated heritage site. Further information can be found on the Historic England website- listing number 1018581.

Location

Planetrees Cottage is pleasantly situated on the outskirts of Wall, is a pretty Northumbrian village located approximately five miles North of the popular market town of Hexham.

Set amongst beautiful countryside surroundings, close to Hadrian's Wall World Heritage Site.

There is good access to both the A69 and B6318 military road for easy commuting to Newcastle and Carlisle.

Services

Mains electricity and water are connected. Drainage via a septic tank.

Charges

Northumberland County Council tax band D.







Planning permission

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Northumberland County Council planning application number 11/01869/FUL

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

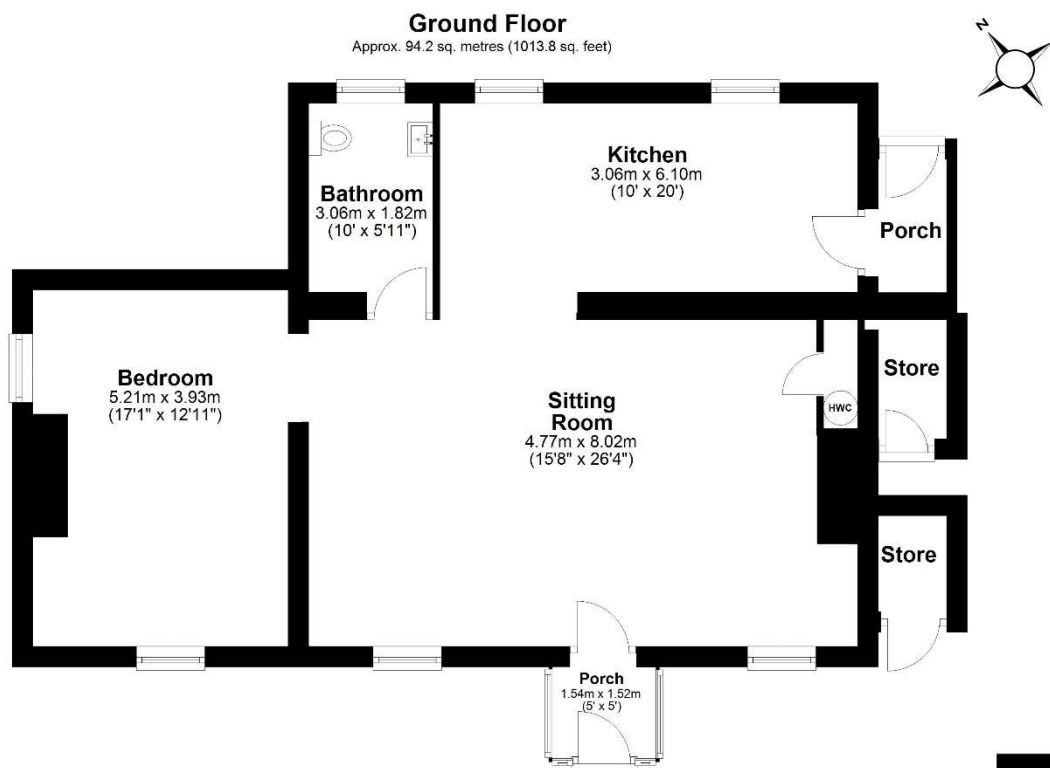
In accordance with the Estate Agents' (Provision of Information) Regulations 1991 and the Consumer Protection from Unfair Trading Regulations 2008, we are obliged to inform you that this Company may offer the following services to sellers and purchasers from which we may earn a related referral fee from 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

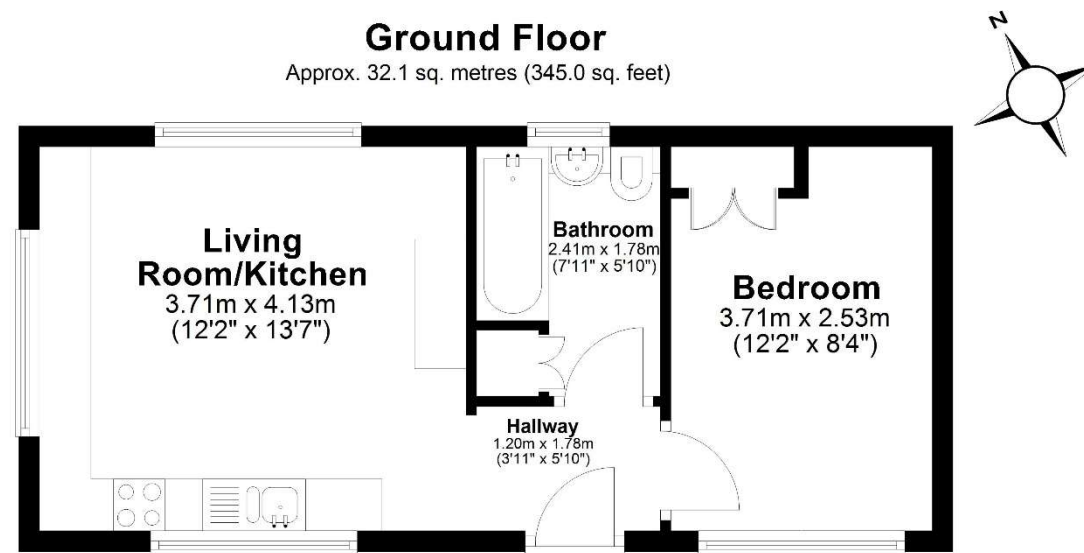
Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS Hexham office.

Free market appraisal

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



Total area: approx. 94.2 sq. metres (1013.8 sq. feet)
Planetrees Cottage, Hexham



Total area: approx. 32.1 sq. metres (345.0 sq. feet)
Annexe, Planetrees Cottage, Hexham

www.youngsrps.com
Hexham 01434 608980



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.