



MOORDALE VIEW, GARRIGILL, ALSTON
CUMBRIA, CA9 3EB



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Alston, Cumbria, CA9 3EB

Moordale View is a well-presented three-bedroom detached family home set in the heart of the charming village of Garrigill. Surrounded by magnificent countryside, the property enjoys far-reaching views, beautifully landscaped gardens, and the added benefit of a private woodland, creating a rare opportunity to acquire both a comfortable home and a slice of natural retreat.

- Detached three-bedroom home
- Offered with no onward chain
- Beautifully landscaped gardens with private woodland
- Off-road parking
- Village location
- EPC rating E

ASKING PRICE £420,000

GET IN TOUCH

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DESCRIPTION

A home that combines the charm of village living with space, privacy and a rare natural sanctuary, perfect for families, gardeners, and anyone seeking to embrace the beauty of the North Pennines.

The accommodation is spacious and thoughtfully arranged. On the ground floor, the welcoming living room with feature gas stove provides an inviting focal point, while the conservatory with lightweight solid roof offers a perfect spot to enjoy outlooks across the gardens year-round. The kitchen diner enjoys a traditional farmhouse style kitchen with integrated appliances and the dual aspect makes for a bright and inviting dining space. Complemented by a utility room with cloaks/WC that leads out into the rear gardens. Beyond the utility room is a further reception room / home office, ideal for modern family living where working from home is a common factor to consider.

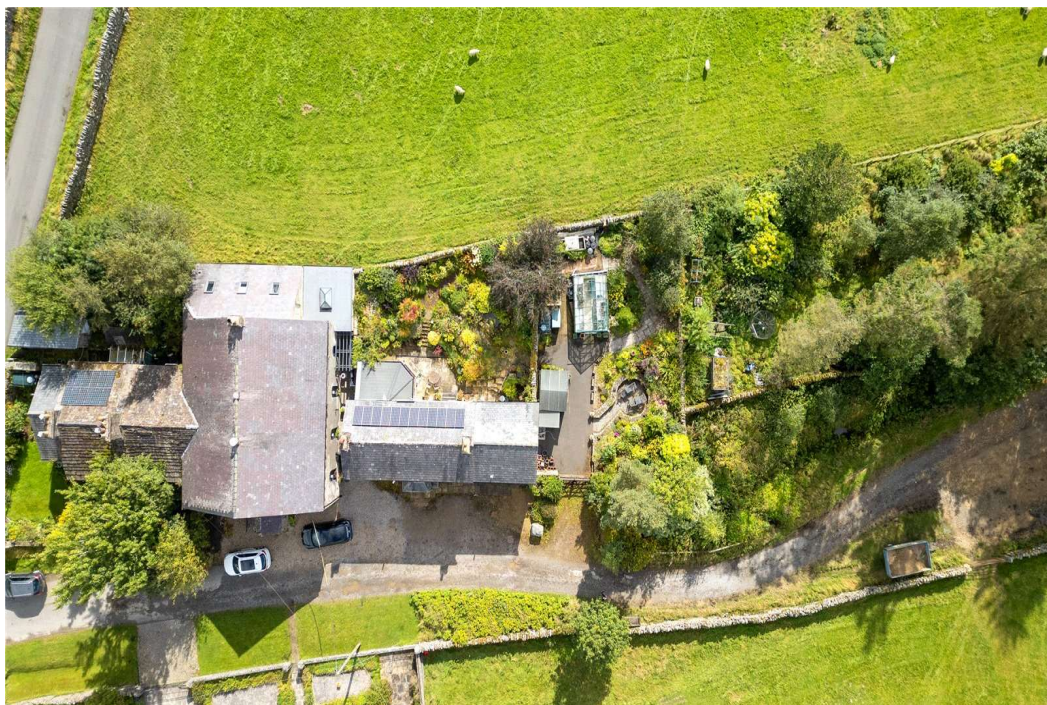
On the first floor are three generous double bedrooms, including a master with en-suite wet room with walk in shower and large fitted wardrobes. The good-sized family bathroom serves the remaining bedrooms. The accommodation could be rearranged again should a buyer wish, back into 4 bedrooms at the loss of the principle suite they have created.

Externally, the property is wrapped by mature floral gardens, carefully planted with established borders and designed to take full advantage of the uninterrupted countryside views. For those with a love of nature, a delightful woodland extending to around 0.3 acres accompanies the stunning gardens. This tranquil setting features a mix of native broadleaf trees and established firs, offering year-round interest, a haven for birds and wildlife, and opportunities for conservation, recreation, or simply quiet enjoyment.

LOCATION

Garrigill is a picturesque village in the North Pennines Area of Outstanding Natural Beauty, renowned for its unspoilt landscapes, rich history, and strong sense of community. Situated just 4 miles from Alston which is often described as England's highest market town. The village enjoys an idyllic setting surrounded by rolling fells, heather moorland, and the upper reaches of the River South Tyne, which has its source nearby.





The village itself is centred around a traditional green and offers a peaceful rural lifestyle, with easy access to walking, cycling, and bridle paths including the Pennine Way and the Coast to Coast Cycle Route. Garrigill retains a welcoming community spirit, with a village hall hosting events and gatherings, and lies within a short drive of everyday amenities, shops, and schools in Alston.

Despite its tranquil character, Garrigill is well connected, with routes linking to Penrith and the M6 to the west, and Hexham and Newcastle to the east. The nearby rail and road links make it accessible while still offering a sense of remoteness and escape, perfect for those seeking a balance of seclusion and convenience in a truly beautiful corner of Cumbria

Services

The property is connected to mains water, electricity, and drainage, with oil-fired central heating. It also benefits from solar panels.

Charges

Northumberland County Council tax band D.

Viewings

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

Free Market Appraisal

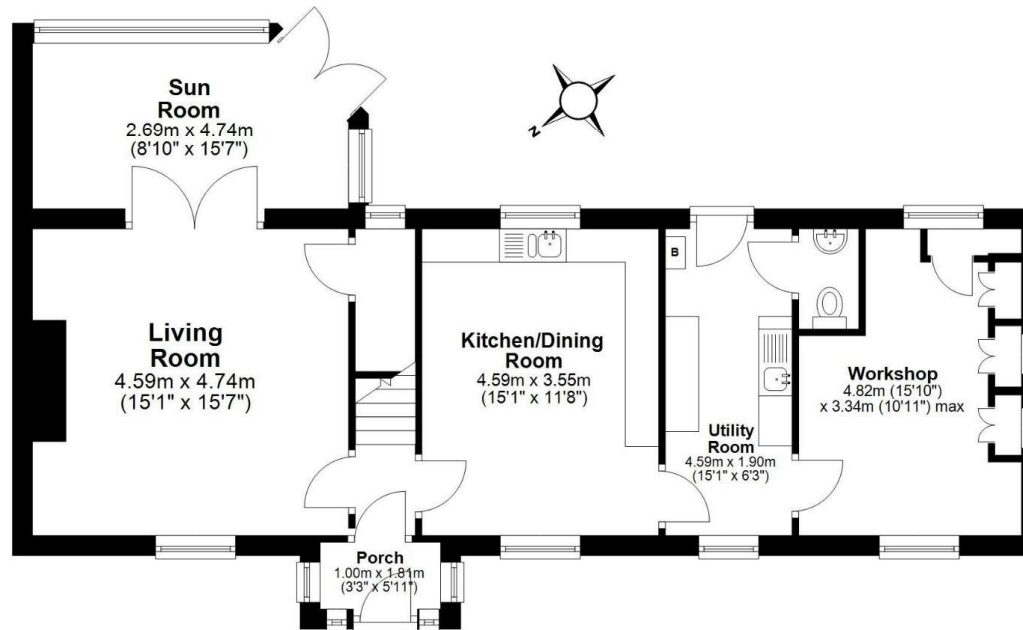
We would be pleased to provide professional, unbiased advice on the current value and marketing of your existing home.

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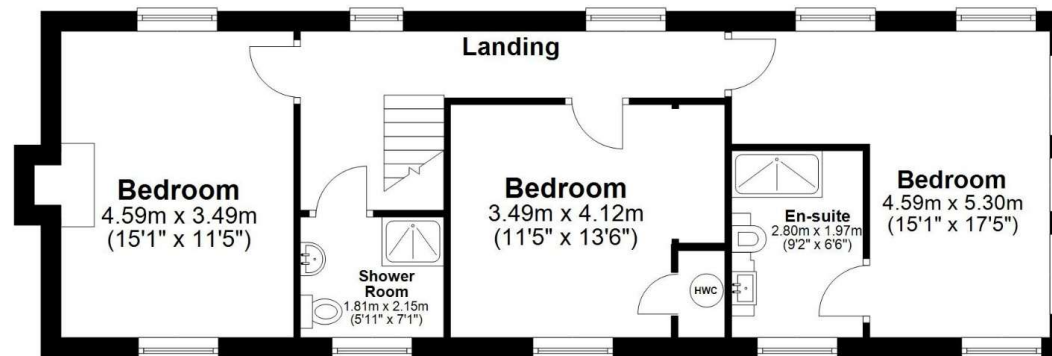
Ground Floor

Approx. 82.6 sq. metres (888.9 sq. feet)



First Floor

Approx. 68.1 sq. metres (732.7 sq. feet)



Total area: approx. 150.6 sq. metres (1621.6 sq. feet)

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www.youngsrps.com
Hexham 01434 608980



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