



WENTWORTH RIDING, ALLENDALE, HEXHAM
NORTHUMBERLAND, NE47 9AR



WENTWORTH RIDING, ALLENDALE

Hexham, Northumberland, NE47 9AR

A distinctive four-bedroom detached home, seamlessly combining character and practicality, set on the outskirts of the vibrant village of Allendale. Occupying 1.8 acres, which includes a private driveway with ample parking, two garages, a workshop/stable and a paddock. Further unique benefits include a stretch of amenity woodland, through which direct access to the river East Allen can be taken. Such additions to any property are rare, let alone one within walking distance to a well serviced village.

- Detached four-bedroom property
- Private driveway and ample parking
- Beautifully presented
- Circa 1.8 acres
- Fantastic countryside views
- EPC rating C

ASKING PRICE £795,000

GET IN TOUCH

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DESCRIPTION

On entering the property through the main door, you are welcomed into a practical utility/boot room, well-equipped with a washing machine, dryer, sink with mixer tap and generous counter space. From here, you move into the inviting hallway, which links the main living areas with the bedrooms. A useful storage cupboard housing the water tank is also located here.

The kitchen/diner is fitted with a range of wall and base units complemented by contrasting granite work surfaces. Integrated appliances include a dishwasher, fridge freezer, microwave, and a Lacanche range cooker. This bright and spacious room is enhanced by impressive west facing floor-to-ceiling windows, filling the space with natural light while framing breathtaking views of the surrounding countryside. A charming archway connects the kitchen to the living room and leads to French doors which open onto the terrace, with stunning views across the River East Allan and hills beyond, this is a fantastic entertaining space.

The living room is the heart of the home, offering a warm and welcoming atmosphere. A cosy multi-fuel stove serves as the focal point, while large windows to the front elevation flood the space with daylight. Additional French doors open into the current dining room, which could easily be adapted for use as an additional bedroom if desired.

The spacious master bedroom provides a peaceful retreat, tastefully decorated in soft neutral tones with built-in storage and a sash window overlooking the front garden. Its en-suite is fitted with a shower cubicle, WC, wash hand basin with illuminated mirror and chrome towel rail. The second bedroom is a generous double with built-in storage and a front aspect window. The family bathroom is fully tiled and features a separate shower cubicle, bath, low-level WC, wash hand basin with vanity storage and an illuminated mirror. The third bedroom, currently arranged with bunk beds, could also serve as a nursery or home office. There is a further cloakroom/WC off the hallway, the ground floor accommodation is enhanced by underfloor heating throughout.

Perhaps the most unique element of Wentworth Riding can be found on the lower level, which adds significant potential to the property and in a variety of ways. Currently it houses a spacious and adaptable workshop complete with a secure storage



room. There is a guest bedroom, which is also utilised as a home office. This accommodation is served by a shower room and WC. Handcrafted arched double doors open directly into the front garden. Further accommodation is utilised by a one-of-a-kind private entertaining area, affectionately known by the current owners as “the nightclub.” This impressive space showcases a championship billiards table and generous seating and dining areas, perfect for gatherings. To the front elevation, the garden room provides a serene retreat with two sets of large windows capturing picturesque view, as well as external access.

The availability of the “lower level” at Wentworth Riding, presents significant opportunities for a variety of purposes. All of the services are present and fitted and as such it would be more than feasible (subject to necessary consents being sought) to incorporate the additional space provided into the main living area and thus a substantial home could be created, which would have breathtaking views and ample space. Alternatively, it could readily create a sperate dwelling and/or annex, both which are highly sought after commodities in a world where multi-generational living is highly sought after. Other options include diversification into a more a commercial use, be it as an office and/or workshop space or indeed a holiday Let, which given the properties accessible and sought after location would in theory be very popular. Whilst of course, the “additional space” could be used as it currently is; a welcome and separate overflow to the main accommodation.

Externally, the property is set within approximately 1.8 acres of beautifully maintained grounds, featuring an orchard and direct access to the River East Allan. A private driveway leads to a generous parking area with ample space for multiple vehicles, alongside a car port and two versatile workshops/outbuildings, ideal for storage or wood keeping. The buildings have mains water and electric connected and could make excellent stables. Behind the outbuildings lies a greenhouse, complete with mature planted beds and direct access into the orchard. To the rear are mature shrubs and borders as well as a pleasant, gravelled seating area and shed, which houses the oil tank. The gravel wraps around the rear of the property providing additional parking if needed, it is also possible to access the terrace from the rear of the property. To the front of the property is a tiered gravel area which leads down into the paddock which is currently manicured, mown and utilised as additional garden area, from here there is direct access to the woodland and then the river.







Wentworth Riding is a rare gem within the Allen Valley, that provides comfortable living, with significant potential to expand and/or diversify, additionally it is a property that is full of amenity and lifestyle benefits with breathtaking views, flora and fauna in abundance and an absolute sense of serene calm and tranquillity, all of which are with a matter of walking minutes from the centre of Allendale.

LOCATION

Nestled in the heart of the North Pennines Area of Outstanding Natural Beauty, Allendale is a vibrant and welcoming village renowned for its stunning scenery and strong sense of community. The village offers an excellent range of local amenities, including independent shops, traditional pubs, cafés, and a popular community hub. There is also a well-regarded primary school, with secondary schooling available in nearby Haydon Bridge and Hexham. Despite its peaceful rural setting, the village enjoys convenient transport links with Hexham just 11 miles away, providing mainline rail services to Newcastle and Carlisle, as well as easy access to the A69 for commuting further afield.

CHARGES

Northumberland County Council tax band E.

SERVICES

The property is served by oil-fired central heating, with underfloor heating installed at ground level. Additional features include solar panels, mains water and mains electricity. Drainage is provided via a septic tank which is fully compliant.

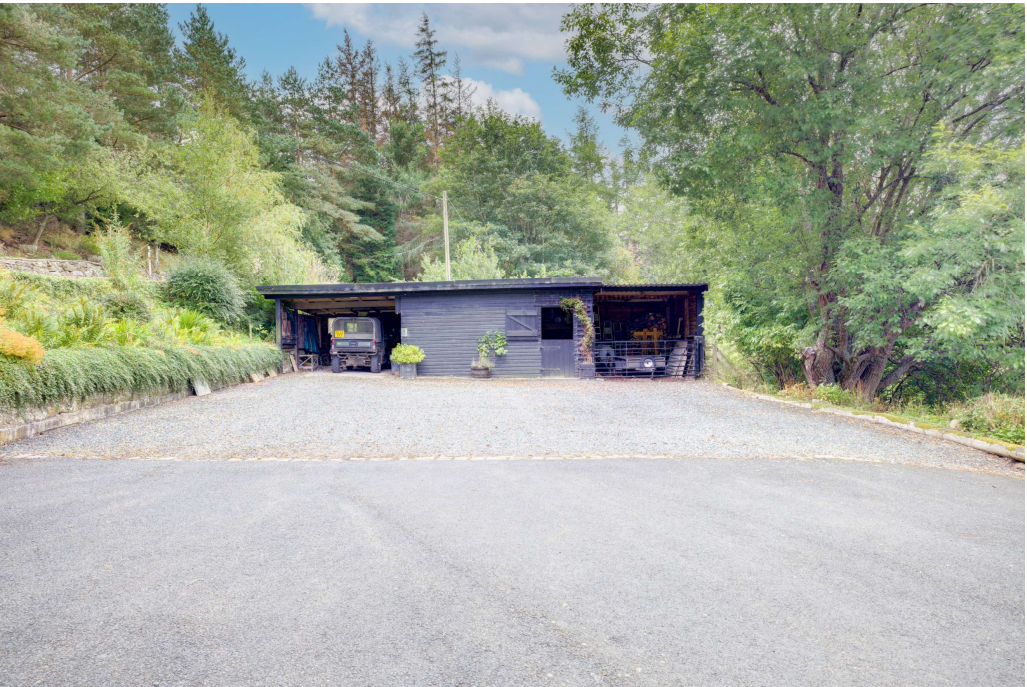
WAYLEAVES, EASEMENTS & RIGHTS OF WAY

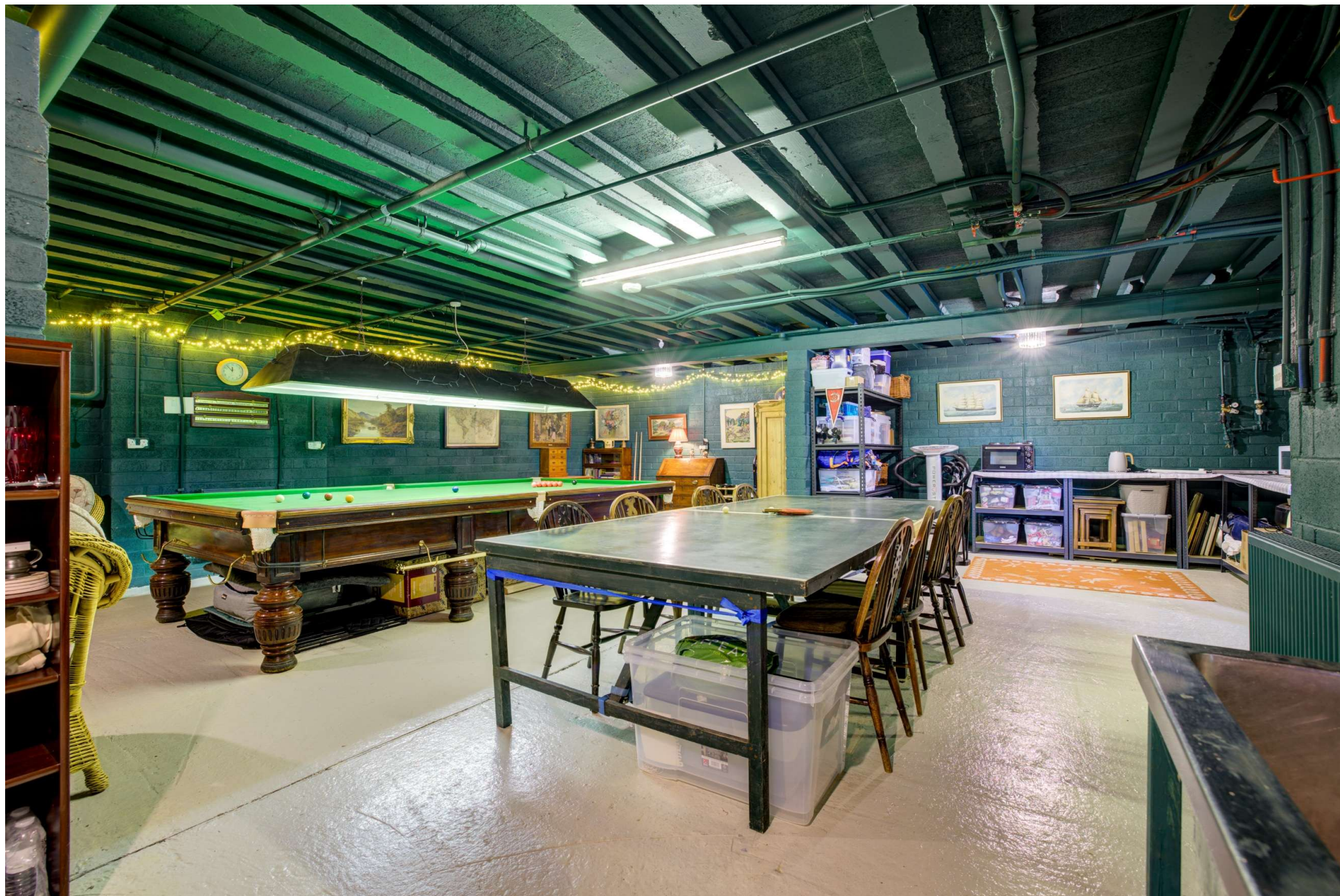
The property is sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

VIEWINGS

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



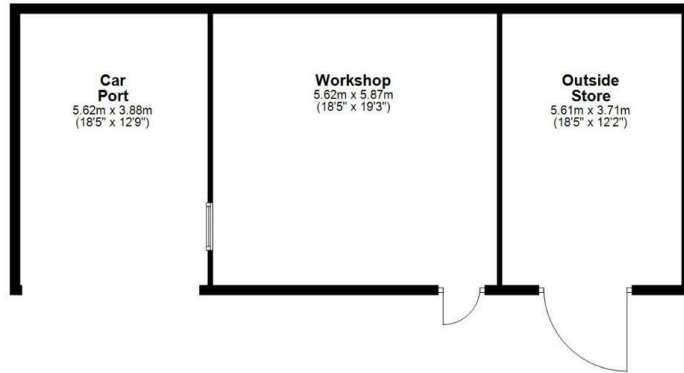






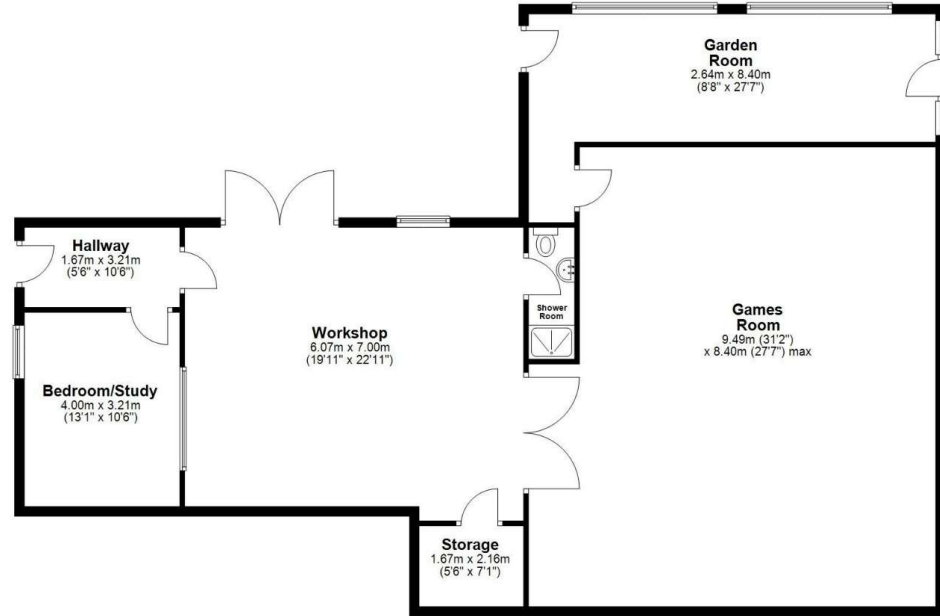
Outbuildings

Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus outbuildings: approx. 76.7 sq. metres (825.7 sq. feet)



Lower Ground Floor

Approx. 167.4 sq. metres (1802.3 sq. feet)



Ground Floor

Approx. 149.4 sq. metres (1607.9 sq. feet)



Main area: Approx. 316.8 sq. metres (3410.1 sq. feet)
Plus outbuildings: approx. 76.7 sq. metres (825.7 sq. feet)

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www.youngsrps.com
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