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**R.A Jackson
& son**
Est. 1830



Blagdon Terrace, Cramlington Village | Offers in excess of £260,000

For sale, a unique 19th century Grade II listed, detached farmhouse set within a secluded site at Cramlington Village, Cramlington, Northumberland. Cramlington is a large town situated in south east Northumberland. Cramlington Village, is a conservation area that lies at the heart of the town. The property is positioned on Blagdon Terrace, between the Blagdon Arms and the Plough Public House. Accommodation includes, three reception rooms, kitchen, four bedrooms, bathroom, and a shower room. Externally, there are gardens and a garage. The building and front garden walls are designated Grade II Listed. The property is offered for sale in basic condition. Interested parties should be aware that significant additional expenditure is anticipated. It may not be suitable for some lending products. As such, we consider this an excellent property as a development project for residential use or a change to commercial use subject appropriate planning permission.

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RICS

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DESCRIPTION

The property comprises a two storey detached farm house which we estimate was constructed in the early 1800's, forming part of a site extending to approximately 677 square metres. The building and garden walls to the front are designated Grade II Listed. The property has remained vacant for a number of years and therefore internal finishes are in basic condition.



LOCATION

Cramlington is a new town situated in south east Northumberland, approximately nine miles north of Newcastle. Specifically, the property is located on Blagdon Terrace within Cramlington Village, sited adjacent to the modern town centre. The village is designated a Conservation Area where many of the buildings date back to the 1800's.



GROUND FLOOR

Entrance Hall: Stairs to first floor and doors to reception rooms.

Reception Room One: 5.4m x 4.7m

Reception Room Two: 5.6m x 4.6m

Inner Lobby: 2.1m x 3.8m

Side Room/Store 1.9m x 2.8m

Rear Room: 8.4m x 3.8m

Kitchen: 3.9m x 4.3m



FIRST FLOOR

Landing

Bedroom One: 5.6m x 4.7m

Bedroom Two: 4.7m x 3.8m

Bedroom Three: 3.8m x 2m (plus alcove).

Bedroom Four: 4.8m x 2.8m

WC

Bathroom: 1.8m x 4.8m

Shower Room: 2.8m x 2.1m



EXTERNAL

There is a secluded garden with stone boundary walls to the front and an enclosed yard and garden to the rear with vehicular access to a garage.

Garage: 8m x 3.48m



TENURE

We are advised that the property is freehold.

EPC

We await a copy of the energy performance certificate.

Viewing

Strictly by appointment through R.A Jackson & Son
T: 0191 2571253 E: sales@rajackson.co.uk
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