

TO VIEW PROPERTIES CONTACT

sales@tyneandcountry.com or telephone 01207 260 707



Tyne & Country The Spetchells Centre, 58 Front Street, Prudhoe, Northumberland NE42 5AA

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Tyne & Country

REAL HOMES FOR REAL PEOPLE

Dene House



Offers around £775,000

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A detached period property offered for sale as a whole or by lots, total land is under 6 acres, £775,000, or separate negotiations for land and barn, or land.

This property was built in the late 1800's and comprises of a lounge and sitting room with period fireplace, one with a log burner. The kitchen spans the whole width of the house, laid out as a oak fronted fitted kitchen / diner and sitting area with fireplace surround. Upstairs there are four bedrooms, a jack and jill en suite to the duplex bedrooms and separate bathroom.

Dene House

The property is positioned away from any main road and is accessed via a wrought iron gates, then a sweeping asphalt drive leads parallel to the dene, at the end of the lane you have five bar gates to your paddocks and barn, then a remote sliding gate leading to the rear courtyard of Dene House.



Reception Hall

Stairs to first floor, door to under stairs W/C, wood effect flooring, doors to :-

W/C

Low level W/C, wash hand basin, tiling, wood effect flooring

Lounge 4.65m x 4.6m

Double glazed Bay window to front, double panel radiator, period fireplace surround and

log burner, picture ornate coving and ceiling rose.



Sitting Room 4.85m x 4.6m

Double bay window to front, double panel radiator, period fireplace surround, picture rail, door to kitchen, door to hallway



Kitchen/Diner/family room 11.85m x 3.50m

Double glazed windows to rear, double glazed double doors to rear, oak effect kitchen comprising of wall mounted cupboards and cabinets, marble worktops with cupboards and

drawers below, fitted electric hob with extractor, double oven, integrated dish washer. Down lights, door to utility room.

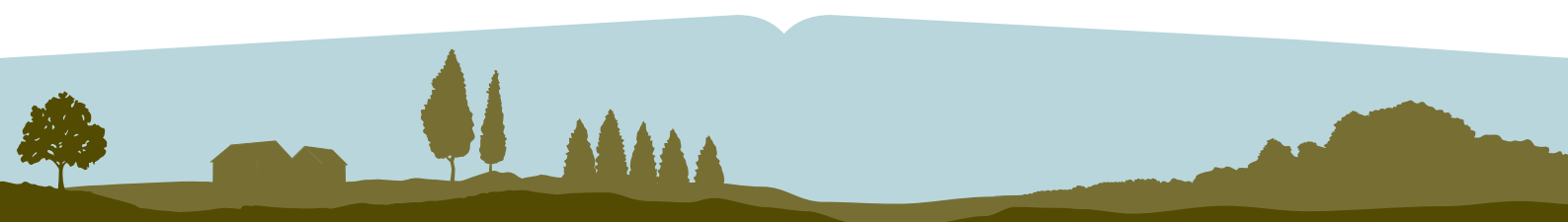


Utility Room

Double glazed window, plumbing for washing machine and vent for tumble dryer, floor mounted oil fire worcester bosch central heating and hot water boiler, work surface and wall mounted cupboards.

Bedroom three 4.2m x 3.5m

Double glazed window to rear,



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radiator, wood effect flooring.



Bedroom Four 4.2m x 3.5m

Double glazed window to rear, radiator, wood effect flooring

Family Bathroom

Double glazed frosted window to rear, claw feet freestanding bath, shower cubicle with mains shower, low level W/C, pedestal wash hand basin, heated towel rail, tiling, concrete effect flooring.



Bedroom One 4.65m 4.60m inc stairs

Double glazed windows to side, radiator, built in wardrobe, stairs to 2nd floor mezzanine landing, door to jack and jill shower room



Bedroom one mezzanine 5.65m x 2.4m

Door to Jack and Jill

Bedroom Two 4.8m x 4.6m inc stairs

Double glazed windows to side, radiator, stairs to 2nd floor mezzanine landing, door to jack and jill shower room

Bedroom Two mezzanine 5.6m 2.4m

Door to jack and Jill

Jack & Jill En Suite

Shower cubicle with shower over, wash hand basin with storage under, heated towel radiator, down lights, low level W/C door to bedrooms one and two.

Front Garden

Mainly laid to lawn, various shrubs and trees, ornate patio with balustrade surround. Access to rear



Rear Garden

Laid to lawn, block paved driveway for numerous cars, gazebo, raised decking area, raised border, access to brick built store and garaging, remote sliding gates.

Multi Car Garage Workshop

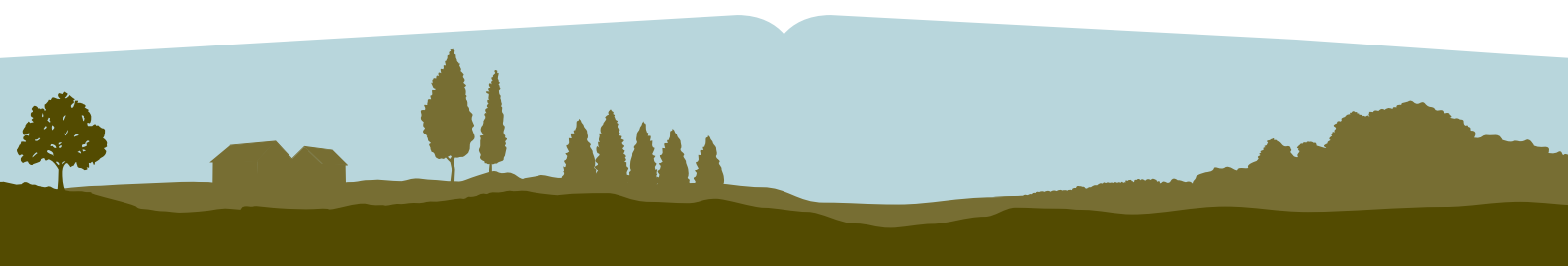
Wood constructed with a slate roof, power and light, door to gym

Gym Room

Wood construction with slate roof and down lights double glazed windows, power sockets

Land with barn with Planning

Planning permission (Northumberland County Council Ref: 11/00332/FUL)

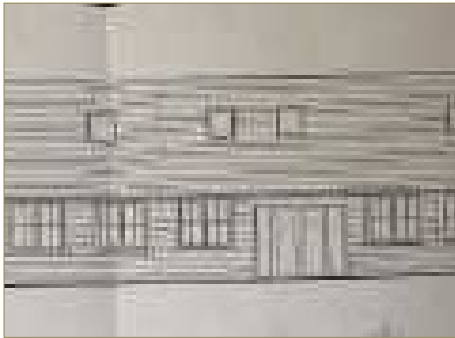


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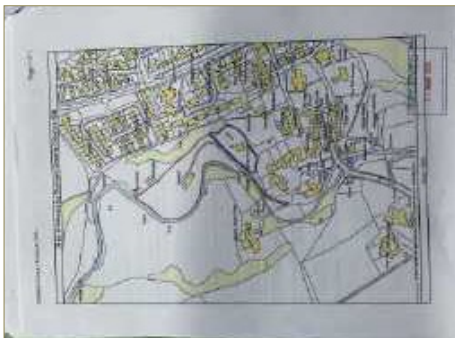


Disclosure

In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the sale of this property. The property is being sold by a member of staff within Tyne and Country.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars, a public footpath run up the drive to the steps.
Site plan



Services

Mains water, electricity, private drainage. Oil-fired central heating

Schools & Transport

For schooling, Ovingham has both a First School and Middle School, with further Middle Schools available in Prudhoe and Hexham. Mowden Hall Preparatory School is close by providing private education from nursery up to 13 years. Newcastle city centre provides further comprehensive cultural, educational, recreational and shopping facilities.

For the commuter, the A69 provides excellent access to Newcastle City Centre, Carlisle and onward access to the A1 and M6. Approximately 5 to 7 mins walk is the rail station at Prudhoe provides regular links to both Newcastle and Carlisle, which in turn link to other main line services to major UK cities north and south. Newcastle International Airport is also within easy reach.

