

PENNINE WAYS
MARKET HOUSE, MARKET PLACE,
ALSTON, CUMBRIA, CA9 3HS

Telephone: 01434 381808

www.countrycottages.net

Stage Coach Way, Cornriggs, Lanehead

A Three Bedroomed House, which has been completely renovated to a very high standard and has to be seen to be appreciated. There is a brick paved area to the side, providing a hard standing for at least two cars. There is a spacious paved patio area to the rear and the land beyond extends to approximately one third of an acre. The property benefits from oil-fired central heating and double-glazing throughout.

Entrance Hallway

Two doors off and stairs leading to first floor. Smoke alarm installed.

Through door from hallway to:

Office/Study 2.24m x 2.34m (7'9" x 7'8")

Deep set window to side of the property with wooden sill. Radiator and telephone point.

From Hallway through door to:

Living Room 4.59m x 4.31m (14'7" x 14'1")

Wood surround stone fireplace with stone hearth and lined chimney. Deep set window with wooden sill to the front with fine views over the surrounding fells. Radiator and telephone point.

From Living Room through door to:

Kitchen/Dining Room 4.23m x 4.0m (14'3" x 13'1")

This kitchen contains a real 'Wow' factor and includes two deep set windows to the front with more views, one with wooden sill and the smaller of the two having tiled sill and was originally the front door. Linoleum tile effect floor and three and a half walls fitted with solid oak base units with matching wall units above. Marble effect work surfaces over and a 1½ bowl stainless steel single drainer sink, including mixer tap.

Built in electric ceramic Hotpoint hob with cooker hood over. Built in Hotpoint oven integrated fridge, and Indesit dishwasher. There is a space for further appliances. Expelair extractor fan to one wall, spotlights, feature painted ceiling beams and radiator.

Door from Kitchen into:

Utility Room 2.25m x 3.54m (6'11" x 11'7") a.w.p.

Base Units and plumbing for washing machine under granite effect work surface. Linoleum floor is extended through from kitchen and deep set window to rear with wood sill. Half glazed frosted glass upvc back door. Worcester oil fired combi boiler and Ventaxia fan in outside wall. Radiator.

Door from Utility Room to:

Cloakroom 1.58m x 1.24m (5'7" x 4'0")

Comprising white basin and low-level w.c. Panelling behind and above w.c. incorporating large shelf area. Ventaxia fan, radiator and isolator switch. Again the same linoleum flooring is extended through into the cloakroom.

From Hallway, up stairs to half-landing. Decorative wooden balustrading to one side. Deep set window with wood sill and up two further flights of stairs again with handrail and half pine panelling to:

Landing Area

Smoke alarm fitted, loft hatch and four doors leading off. Further feature banister rail overlooking stairwell.

Door from landing area to:

Bathroom 2.30m x 2.03m (7'0" x 6'7")

White three piece suite comprising bath, basin and low level w.c.. Tiling behind bath and basin. Deep set frosted glass window to rear with wood sill. Ventaxia fan in outside wall, heated towel rail and pull light.

Door from landing area to:

Master Bedroom 4.39m x 4.09m (14'8" x 13'4")

Deep set window to front with views of the fells, feature wood beam in ceiling. Radiator and telephone point.

Door from Master Bedroom to:

Ensuite 2.36m x 1.37m (7'3" x 4'5")

White three-piece suite comprising quadrant shower cubicle with sliding doors and Mira shower. Low level w.c. and basin. Tiling over basin and in shower. Heated towel rail, Ventaxia fan in outside wall and isolator switch.

Door from landing area to:

Bedroom 2 3.0m x 4.44m (10'3" x 14'6")

Deep set window to front, again with views of the surrounding fells. Wooden sill. Radiator, telephone point and feature wooden beam in ceiling.

Door from landing area to:

Bedroom 3 3.72m x 3.58m (11'8" x 11'3")

Deep set window to rear with wooden sill. Radiator and telephone point. Feature wood beam in ceiling and loft hatch.

Outside

To the front of the property is a small terraced area laid to lawn. At the rear there is a spacious patio area with Tegula block paving which is continued round from the parking area at the side. This area contains the Titan oil tank and a raised border area. Leading up from the patio area are stone steps which give access to the terraced garden, which is presently a rough grass area with mature trees, bounded with stone walls and post and rail fencing.

Additional Information

The Vendor has advised Pennine Ways that extra drainage pipes have been installed at the rear to allow for the run-off from the terraced garden and that the exterior of the property has been coated in a specialist waterproof paint.

There is no forward chain.

There is an additional 6.2 acres of land with water and a small stable available nearby for to rent or to buy by separate negotiation.

Local Information

The property is situated approximately 10 miles from Alston. and 30 minutes drive to Hexham and Bishop Auckland.

The schools at Alston provide education from the ages of 5-16 years. The town also provides banking services, a dentist, a cottage hospital, doctor's surgery, fire station and police station. There are also an abundance of local shops in Alston providing for most everyday needs.

There is also a range of local facilities at St. Johns Chapel nearby, with Stanhope, Bishop Auckland and Durham within easy reach by car.

Services

- Council Tax Band: B
- Mains water
- Mains Electricity
- Septic tank drainage is situated in field directly opposite the property.
- Broadband is available subject to contract
- Telephone line is to the property although not connected.

Tenure

The vendor has advised us that the tenure to this property is Freehold.

Directions

From our office in Alston proceed up the hill, turning left at the top onto the Nenthead road (A.689). Go through the village of Nenthead and past the Kilhope Mines. Go past the sign for Lanehead, over the bridge and the property will be seen on the left hand side of the road.

Viewing

Strictly by prior appointment with the sole agent, PENNINE WAYS LTD. To arrange an appointment, please ring 01434 381808.

Pennine Ways Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract, (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (3) no person in the employment of Pennine Ways Ltd has any authority to make or give any representation or whatever in relation to this property. May we also courteously advise

that whilst every care is taken to ensure the accuracy of the measurements in these details, please do not incur any expense until you have verified the sizes to your own satisfaction.

**Pennine Ways Ltd is an introducer to Hadrian Financial Services Ltd who are
Authorised and Regulated by the financial Services Authority for:
Mortgages, Life Assurance, Pensions, Savings & Investments.**

01434 321245

Pennine Ways Ltd is an introducer to Hadrian Financial Services for Mortgages, Life Assurance, Pension, Savings & Investments. Hadrian Financial Services are a member of Financial Options Limited who are regulated by the Financial Services Authority. Mortgages are not regulated by the Financial Services Authority. Remember your home is at risk if you fail to keep up the repayments on a mortgage or any other loan secured on it.

HADRIAN FINANCIAL SERVICES, MAIN STREET, HALTWHISTLE NE49 0AZ TEL 01434 322468/321245