

# The Old Vicarage

Ninebanks, Hexham, Northumberland.



## The Old Vicarage, Ninebanks, Hexham.

A fine detached period property in a secluded picturesque North Pennines setting.

Hexham 15 miles ■ Penrith 28 miles ■ Newcastle upon Tyne 39 miles

- 3 Reception Rooms
- 6 Bedrooms
- 3 Bathrooms
- Kitchen
- Utility
- Cellar
- Double garage
- Outbuilding
- Gardens
- Far Reaching Views
- High Speed Broadband

**Galbraith**

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## THE PROPERTY

The Old Vicarage is a splendid detached period house, set in a peaceful and secluded position in the heart of the North Pennines. The property offers up to six bedrooms and more than 3500 square feet of characterful accommodation with high ceilings, large sash windows and various other attractive original details.

The accommodation is mostly finished in a traditional style and could benefit from some modernisation, but there are light, spacious reception rooms and views across the sweeping, dramatic countryside. The main reception room is the large drawing room, which has a bay window and French doors opening onto the garden, as well as an open fireplace. The ground floor also has a comfortable sitting room, a formal dining room and a kitchen with an oil Aga and space for other appliances. The large utility room and the cellar provide further space for storage.

The first floor has four double bedrooms, including the principal bedroom, which shares a Jack and Jill bathroom with one other bedroom, which could be used as a dressing room if required. The other two first-floor bedrooms have their own washbasins, while there is also a family bathroom on the first floor. A further two bedrooms can be accessed via a second staircase from the utility while the ground floor has a useful additional shower room again accessible from the utility.

## OUTSIDE

The house is set in a pretty garden with views across the surrounding hills. Parking is available on the driveway at the front of the house, while there is also a double garage and a traditional outbuilding, providing storage or workshop space.

## LOCATION

The property is set in a secluded rural location in the hamlet of Ninebanks, surrounded by the stunning countryside of the North Pennines Area of Outstanding Natural Beauty. The nearby village of Allendale provides everyday amenities including a post office, a local pub, a café, a pharmacy and a primary school. There are further amenities in Haydon Bridge and Hexham, 11 and 14 miles away respectively, including a choice of shops, independent retailers and supermarkets, as well as leisure facilities. Schooling is also available in Haydon Bridge and Hexham, including secondary schools.

The local area is ideal for walking, cycling and riding and many of the North Pennines' magnificent hills and landscapes are within easy reach. These include Cross Fell and the beautiful High Force waterfall. Golf is available at Allendale Golf Club.

The area is popular for its secluded and peaceful setting, though the A69 is just 11 miles away, connecting to Hexham, Carlisle and Newcastle upon Tyne. Rail services are available from Haydon Bridge





## DIRECTIONS

From the A69 at Haydon Bridge, turn onto the A686 heading towards Alston and Langley and continue to follow the A686 for just over nine miles. Turn left, following the sign for Nenthead, Carrshield, Limestone Brae and Ninebanks, then after two miles you will find the entrance to the property on your right-hand side.

Post Code: NE47 8DB

## GENERAL

Services: Private water supply. Septic tank drainage (the assumption is that this is not compliant and the buyer will have to budget to cater for this). Mains electricity. Oil central heating. High Speed broadband connection. Local Authority: Northumberland County Council Tenure: Freehold Council Tax: Band G EPC: Rated F

## VIEWING

Strictly by appointment with Galbraith Hexham Tel: 01434 693693 Email: hexham@galbraithgroup.com

## ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either: a) originals of primary (e.g. a passport) and secondary (e.g. current council tax or Utility bill) or b) copies of the same certified and dated by appropriate professional. Failure to provide this information may result in an offer not being considered.



**WHAT THREE WORDS**

battling.shorten.champions

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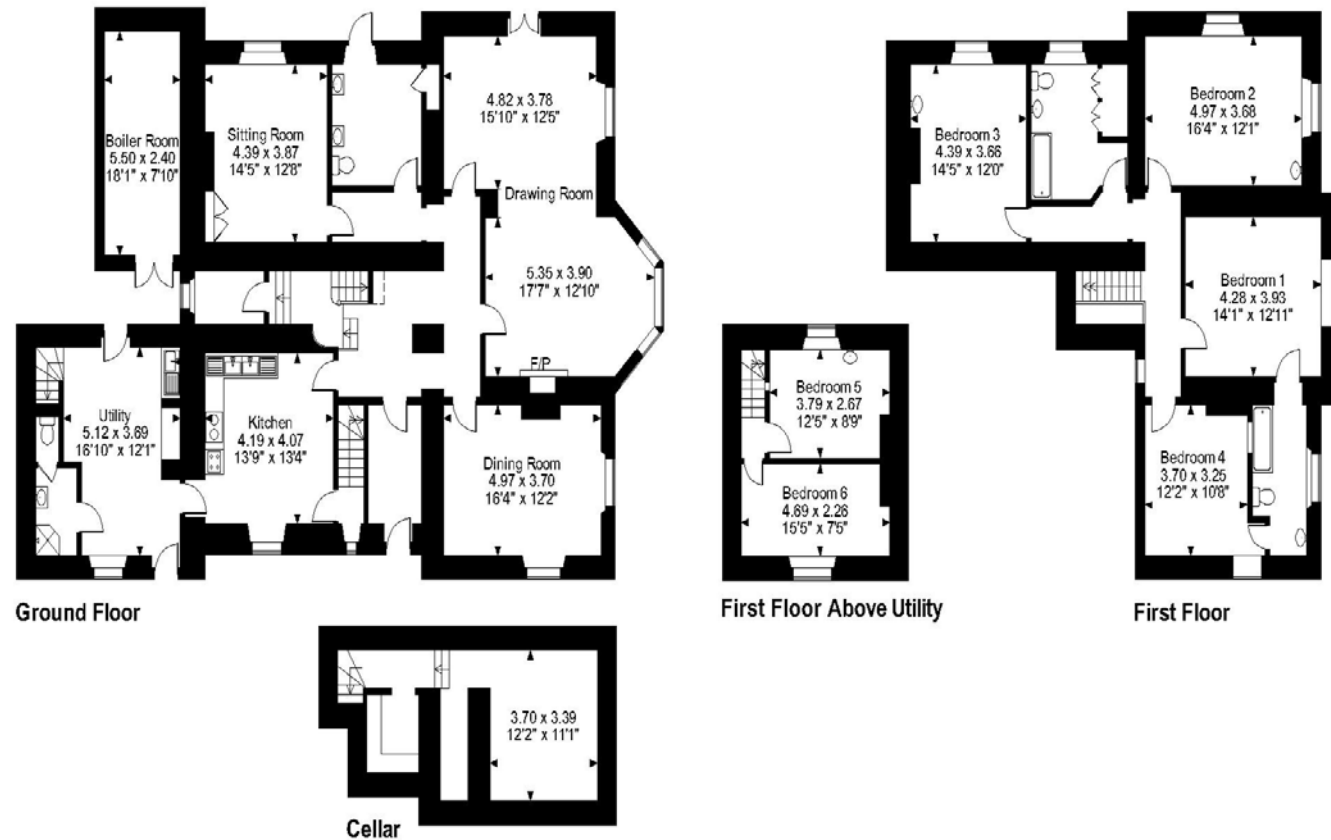
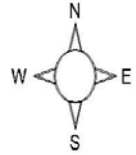
## The Old Vicarage, Ninebanks, Hexham

Approximate Gross Internal Area

Main House = 3596 Sq Ft/334 Sq M

Boiler Room = 142 Sq Ft/13 Sq M

Total = 3738 Sq Ft/347 Sq M



## FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ Denotes restricted head height

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## IMPORTANT NOTES

1. These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 4 If there are matters of particular importance please raise this with us and we will try to check the information for you. Particulars prepared May 2023. Photographs taken May 2023.