



## **CAUSEWAY HOUSE**

### **INGOE, MATFEN, NEWCASTLE UPON TYNE NE20 0TA**

An excellent residential property affording stunning views over the surrounding rural countryside. The three bedroom house was constructed in 2001 and benefits from oil fired central heating throughout and uPVC double glazing. Conveniently located 9.5 miles North of the A69. The property is subject to an agricultural occupancy clause.

**For Sale by Private Treaty**  
**Guide Price £425,000**



### Location

The property is located within the curtilage of the farm steading of Kearsley Farm situated in Northumberland close to the hamlet of Ingoe. The property lies approximately 7.5 miles North of the A69 trunk road and approximately 19 miles North West of the city of Newcastle, 15 miles South West of the town of Morpeth and 12.5 miles North East of the town of Hexham where a full range of services are available.

### Directions

From the A69 heading West exit when signposted Horsley / Wylam/Ovington, turn right at the end of the slip road then take the first exit on the roundabout, at the T junction turn left onto the B6318 then turn right when signposted Ingoe/Matfen. Within the village of Matfen turn left signposted Capheaton/Ryal/Ingoe then turn left when signposted Belsay/Ingoe, follow the road round to the right and the entrance to the property is the first on the left. At the top of the access road bear left to access Causeway House.

From A69 heading East exit at Corbridge roundabout and turn left onto the A68 then at the roundabout take the third exit onto the B6318 then follow the signs for Matfen and directions as above.

### Description

An excellent detached stone house with slate roof covering affording excellent views. The property benefits from uPVC double glazing throughout, solid timber doors throughout, burglar alarm system, galleried landing and oil fired central heating, underfloor to the ground floor and radiators to the first floor.

### Ground Floor

#### Utility Room

3.10m x 1.70m. Glazed timber door to the rear elevation, tiled floor, base unit, worktop, single drainer stainless steel sink unit with mixer tap, tiled splash backs, plumbing for automatic washing machine.

#### Ground Floor Shower Room

WC, wash hand basin, shower cubicle, tiled floor, ceiling light fitting, extraction fan.

#### Office

3.10m x 3.10m. Two windows to rear elevation spotlight ceiling fittings.

#### Boiler Room

Storage space, boiler for central heating, electric fuse board.

#### Kitchen

3.20m x 4.65m. Tiled floor, fitted base and wall units, built in electric oven and hob with extraction fan above, built in dishwasher, single drainer stainless steel sink unit with mixer tap, space for fridge/freezer, windows to side and rear elevation and glazed timber doors leading to the decking at front elevation., spotlight ceiling fittings.

#### Dining Room

4.15m x 5.45m. Open plan to the hallway and step down to the Lounge, window to the side elevation, ceiling and wall light fittings.

#### Lounge

5.60m x 5.45m. Two windows to the front elevation, one window to the side elevation, ceiling and wall light fittings, multi-fuel stove in brick fireplace with timber mantle, television aerial point.

#### Hall

Timber door to front elevation, stairs to first floor, window to side elevation, coat hooks, spotlight fittings.







## First Floor

### Galleried Landing

Above the dining room with two Velux windows, loft access hatch, spotlight fittings.

### Bedroom 1

4.05m x 3.10m. Double bedroom with window to side elevation, radiator, ceiling light fitting, built in storage cupboard.

### Bathroom

2.57m x 3.10m. Bath, WC, wash hand basin, shower cubicle with mains electric shower, window to rear elevation, radiator, airing cupboard with hot water cylinder, spotlight fittings.

### Bedroom 2

4.85m x 3.20m. Double bedroom with windows to side and front elevation, radiator, ceiling light fitting.

### Bedroom 3

5.82m max x 5.45m. Large double bedroom with two windows to front elevation, ceiling light fitting, radiator, exposed beams.

### Ensuite Bathroom

Bath, WC, wash hand basin in vanity unit, wall mirror with shaver point and lights, window to side elevation, spotlight fittings, extraction fan.

## Outside

To the front and side is a lawned garden with gravelled path and timber decking immediately with access into the Kitchen. To the rear is a gravelled parking area.

## Services

The property benefits from mains water and electricity. Drainage is to a septic tank located within the paddock to the front, a right of access for maintenance will be given.

## Tenure

The property is currently subject to an Assured Shorthold Tenancy, We are informed that the notice period for either party is two months notice in writing.

## Access Road Maintenance

The Purchaser will be responsible for one third of the cost of the access road upkeep.



## Council Tax

Causeway House is scheduled in Band E payable to Northumberland County Council.

## Occupancy

The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, locally in agriculture as defined in Section 336 of the Town and Country Planning Act 1990 or in forestry, or a dependant of such a person residing with him (but including a widow or widower of such a person).

| Energy Efficiency Rating  |         | Environmental (CO <sub>2</sub> ) Impact Rating |    |
|---|---------|--|----|
|   | Current | Potential                                      |    |
| Very energy efficient - lower running costs                     |         |  |    |
| (92-100) A  |         |  |    |
| (81-91) B   |         | 84   |    |
| (69-80) C   |         |  | 76 |
| (55-68) D   |         |  |    |
| (39-54) E   | 57      |  |    |
| (21-38) F   |         |  | 49 |
| (1-20) G  |         |  |    |
| Not energy efficient - higher running costs                     |         |  |    |
| England & Wales   |         | EU Directive 2002/91/EC                        |    |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |  |    |
| (92-100) A  |         |  |    |
| (81-91) B   |         |  |    |
| (69-80) C   |         |  |    |
| (55-68) D   |         |  |    |
| (39-54) E   |         |  |    |
| (21-38) F   |         |  |    |
| (1-20) G  |         |  |    |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |  |    |
| England & Wales   |         | EU Directive 2002/91/EC                        |    |

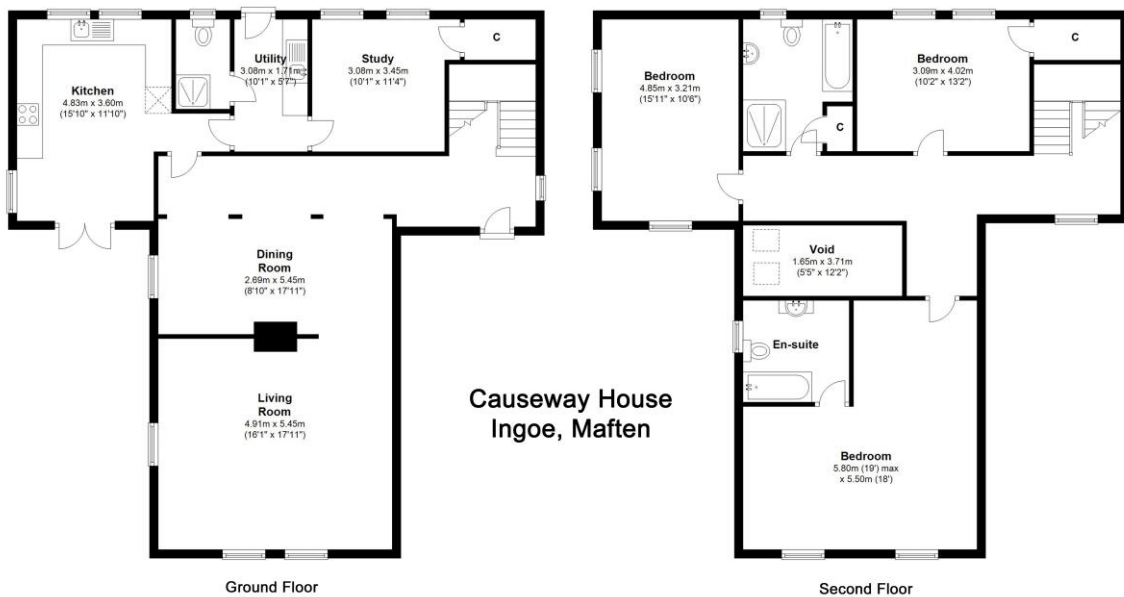
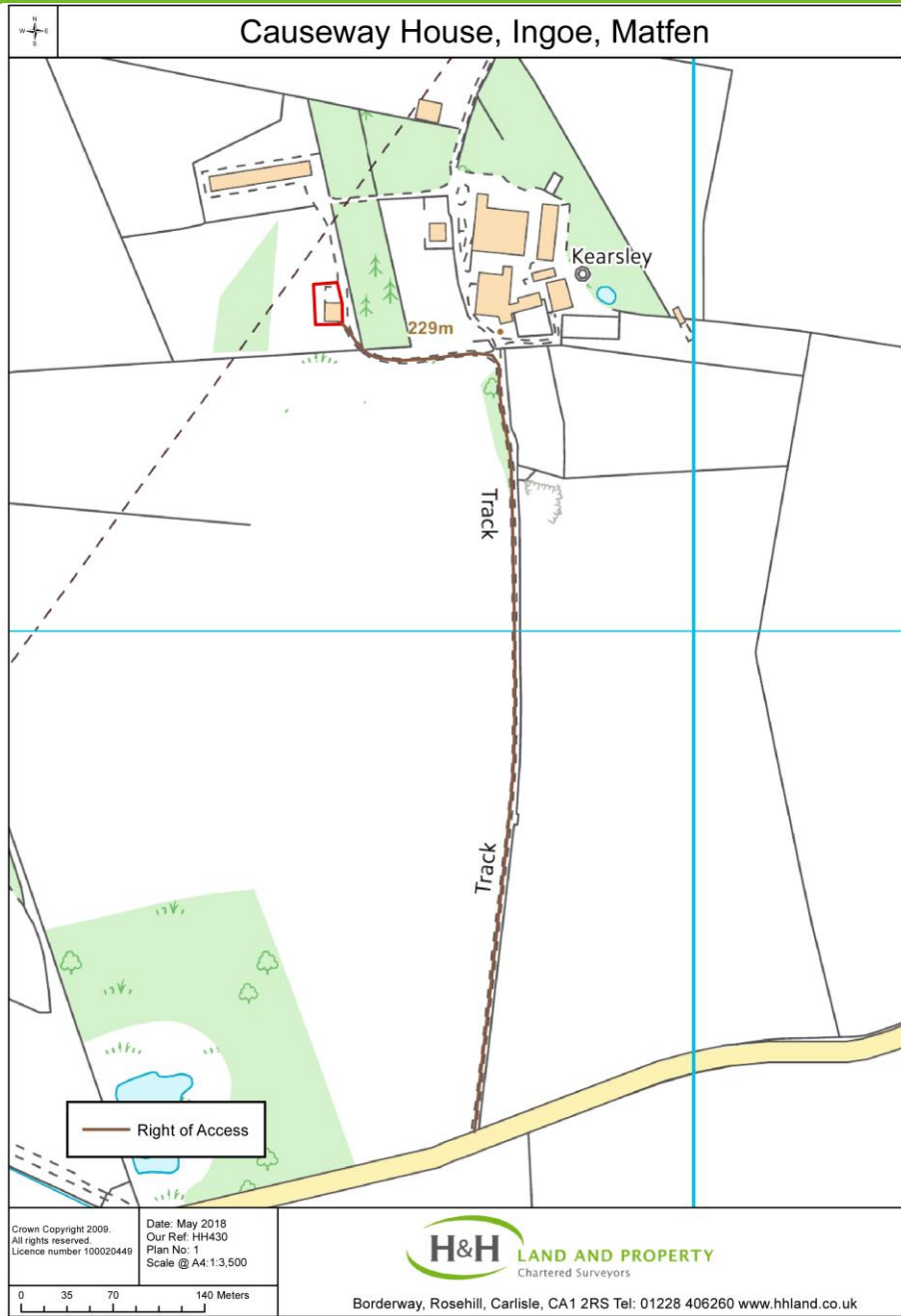
## IMPORTANT NOTICE

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- (vii) The property is sold subject to reserve(s).
- (viii) H&H LAND AND PROPERTY Ltd reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

These particulars have been prepared in accordance with The Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.

Particulars prepared: May 2018



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for H&H Land by Vue3sixty Ltd

The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Adviser. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. Prospective purchasers are advised to check the availability of any property before travelling any distance to view.