



Miners Arms House | Blanchland Offers Over £400,000



An exceptional and rare opportunity to purchase this substantial and versatile Grade II listed detached property located in an Area of Outstanding Natural Beauty on the periphery of the stunning medieval village of Blanchland. In excess of 3,000sqft, it is in need of refurbishment throughout and would make a great project to really put your own stamp on.

Welcome to Miners Arms House

This delightful property will make an ideal family home which, subject to any relevant consents, we envisage will include a total of 9 bedrooms, 8 reception rooms and 4 bathrooms. This would allow for a generous main house with an additional attached cottage which would make an ideal holiday let or annexe. Externally, there are two generous gardens and additional bothy with a rural outlook in all directions.



MAIN HOUSE

A traditional wooden door on the front aspect provides access in to the vestibule of the main house, which in turn leads into the inner hallway which offers access to all of the main ground floor rooms.

To the left, lies the first two reception rooms; one situated on the front aspect the other on the rear. Both are great sized rooms and benefit from ornate fireplaces which would make lovely features. Sliding sash windows offer plenty of natural light, as well as rural views and are particularly lovely to the front.

Also, on the rear elevation lies a third generously sized room, rich in features which could be retained to make this an beautiful reception room or kitchen. An attractive stone flagged floor and exposed beams to the ceiling make this a welcoming room with an exceptionally ornate cast iron Range which again would make a great feature.

At the far right of the hallway lies a ground floor bathroom with three piece white suite, sliding sash window offering natural light, airing cupboard and ladder style heated towel rail. Adjacent, to this is a utility cupboard which benefits from power sockets, plumbing and drainage.

The final main room on the ground floor is comfortable sized king sized bedroom which would make a great study, home office or snug. It is located on the front aspect of the property with a sliding sash window offering nice rural outlook.

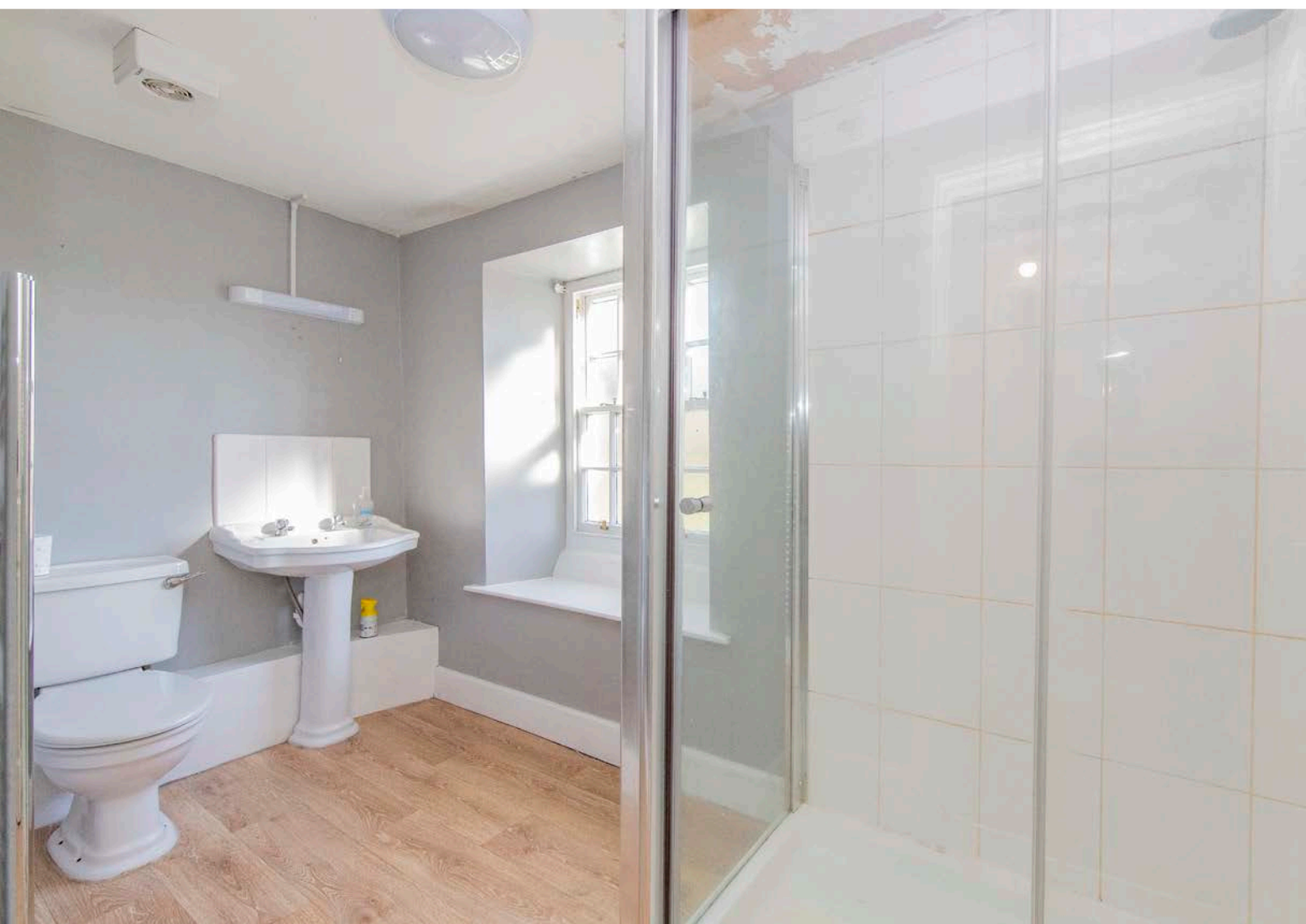
The first floor is accessed from the central hallway and benefits from a traditional arched window following the staircase.

At present, the kitchen is located on the first floor and the room benefits from extensive views towards Blanchland, potentially making this a great bedroom for any future occupier.

To the rear of the home, lies the principal bedroom which is exceptionally spacious with ornate fireplace and lovely outlook.

There are a further three bedrooms on this floor, one to the rear aspect with walk in cupboard and lovely outlook and two to the front.

This floor is also home to two shower rooms.



COTTAGE

The cottage is accessed from the rear of the property with a door leading into the inner hallway. The first door on the left leads into the living room with attractive protruding fireplace with stone surround fireplace and multi fuel burner on a tiled hearth. This is a generous sized room with sliding sash window and good sized under stair cupboard providing a useful storage space.

A door from the living room provides access into the generously sized kitchen with two rear facing windows offering a good amount of natural light.

The final room on this floor is the dining room, accessed from the entrance hallway and located on the front of the property. As with the rest of the home, how this room is used going forward is flexible and could be included within the main house providing an additional reception room should any future occupier wish to add a door in the main house hallway.

Stairs from the entrance hall lead to the first floor where there are four double bedrooms as well as a family bathroom with three piece white suite.

Again, there is the opportunity for these rooms to be incorporated into the main house.





EXTERNAL

Situated in an Area of Outstanding Natural Beauty, this stone built traditional property enjoys exceptional views and a real sense of calm. To the front of the main house lies a large hardstanding area, suitable for parking multiple cars; as with much of the external areas, it is surrounded by attractive stone walling which provides access into the garden through a small opening.

There are two separate gardens, both are a generous size and bordered by traditional stone walling. Mature trees offer privacy and a delightful green outlook. Both gardens require attention but offer extensive landscaping opportunities.

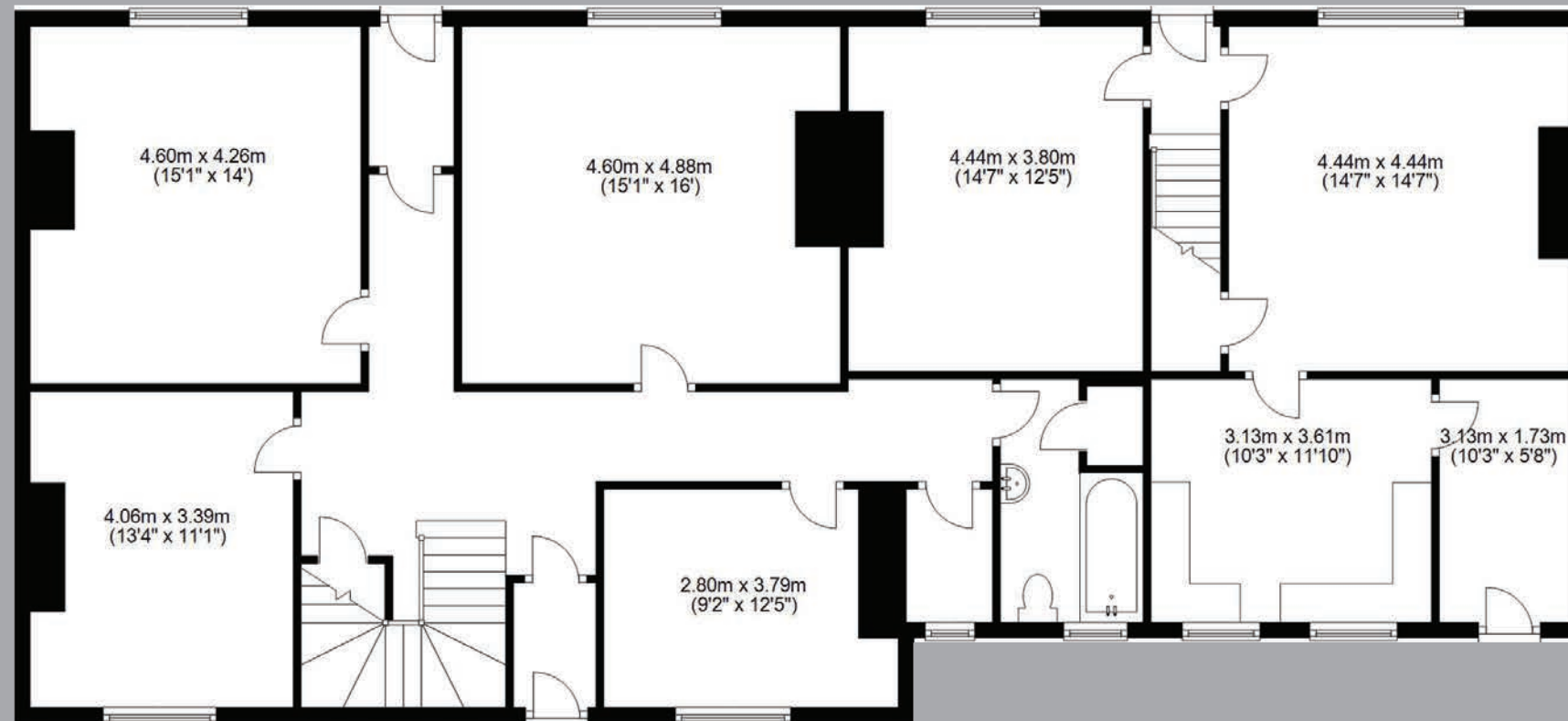
The properties boast an attractive stone bothy. Set over two floors and requiring planning permission the bothy offers purchasers a development opportunity.



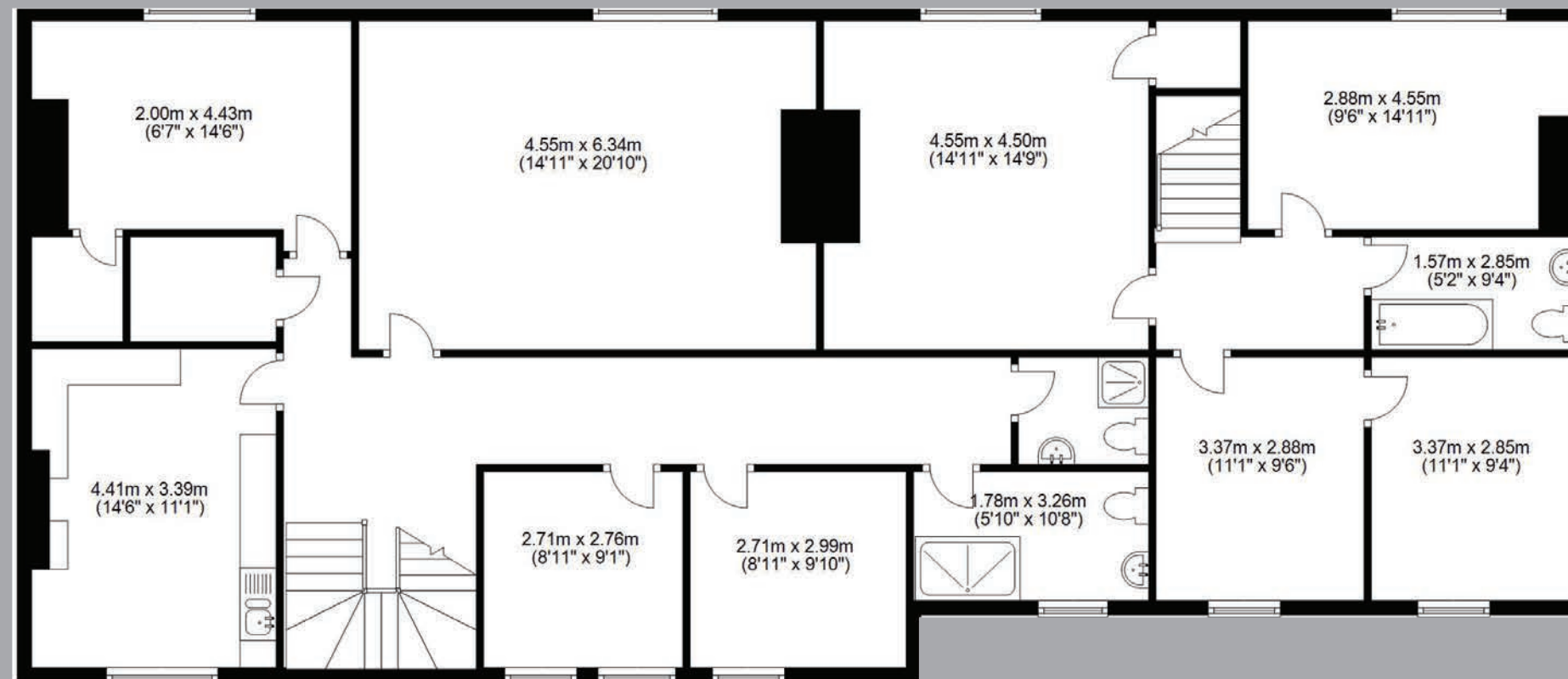


Floor Plans

GROUND FLOOR



FIRST FLOOR



This is intended as a guide and the current layout allows for flexibility over the future.



Finer Detail

FULL ADDRESS

Miners Arms House, Bay Bridge, Blanchland, Consett, DH8 9UB

Distances

Hexham 11 miles | Corbridge 11 miles | Consett 12 miles | Newcastle Airport 26 miles | Newcastle 28 miles

Services

Sewage Treatment Plant, Oil Fired Central Heating, Mains Water & Drainage

Council Tax Band | House F | Cottage C

Tenure | Freehold

EPC | E

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