



OLD POST OFFICE COTTAGE
Sinderhope



GSC GRAYS
PROPERTY • ESTATES • LAND

OLD POST OFFICE COTTAGE

Sinderhope, NE47 9SB

Offering Huge Potential. We are delighted to offer this three bedroom stone built former Post Office with approximately 0.69 acres of land and garden. Subject to planning, the property offers scope to provide a generous family home, situated in the hamlet of Sinderhope in the East Allen Valley of South West Northumberland.

ACCOMMODATION

- * Stone built
- * Three bedrooms
- * Approximately 0.69 acres of land and garden
- * Semi-rural location
- * No onward chain
- * Huge potential - subject to necessary consent



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Situation & Amenities

Approximately 3.2 miles to Allendale, Hexham 13.7 miles and Newcastle 38.2 miles. The closest local amenities are in Allendale where there is a selection of shops, a butchers, tea rooms and public houses. There is also a regular bus service from Sinderhope, into Hexham where main bus and train lines can be accessed.

The Property

The property briefly comprises an entrance hall, living room, dining room, kitchen, three bedrooms and house bathroom. Attached to the property and accessed externally, there is a former Byre, store/hayloft to first floor and further store room on the side elevation. There is a front garden mainly laid to lawn with hedged boundaries, small rear garden and off-street parking.

The property offers huge potential for alteration, subject to planning. On the ground floor there is a former Byre and first floor Hayloft/Store offering potential to convert to residential accommodation.





By separate negotiation

A further 2.98 acres is available by separate negotiation. The estate is willing to consider selling the additional land but only to those who will actively use it as the estate doesn't want to sell good farmland to see it left to become a haven for weeds. restrictive covenants would be imposed restricting use to agricultural or grazing only. Permission would be needed to erect buildings or shelters on the land. These would be subject to the same restrictions on use and the estate would need to approve the design, size and position. Interested parties should discuss their proposed use before making an offer.

Wayleaves, Easements and Rights of Way

Old Post Office Cottage is sold subject to and with the benefit of all existing rights including rights of way whether public or private, light, drainage, water and electricity supplies and all other rights, obligations, easements, quasi easements and all wayleaves or covenants whether disclosed or not.

Areas, Measurements and Other Information

All areas, measurements and other information have been taken from various records and are believed to be correct, but any intending purchaser(s) should not rely on them as statements of fact and should satisfy themselves as to their accuracy.



Services

Mains electricity, water is provided via a private water source and it is the purchasers responsibility to put in the required treatment plant, drainage to Septic Tank, however, we cannot warrant the compliance.

Tenure

The property is believed to be offered freehold with vacant possession on completion.

Local Authority and Council Tax

Northumberland County Council

For Council Tax purposes the property is banded C.

Restrictive Covenant

The property is to be used as a single private dwelling only and any land sold is for grazing only.

Agents Note

All boundaries are to be fenced by the purchaser within two months of completion. The specification of the fencing is to be approved by the current vendor.

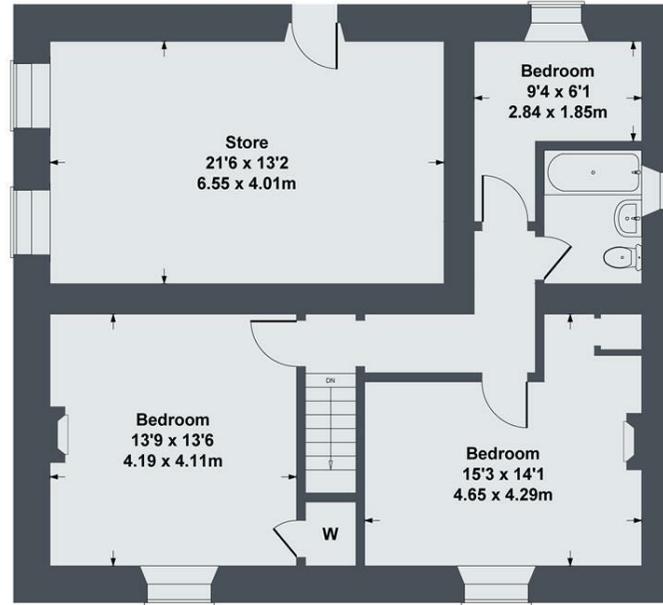
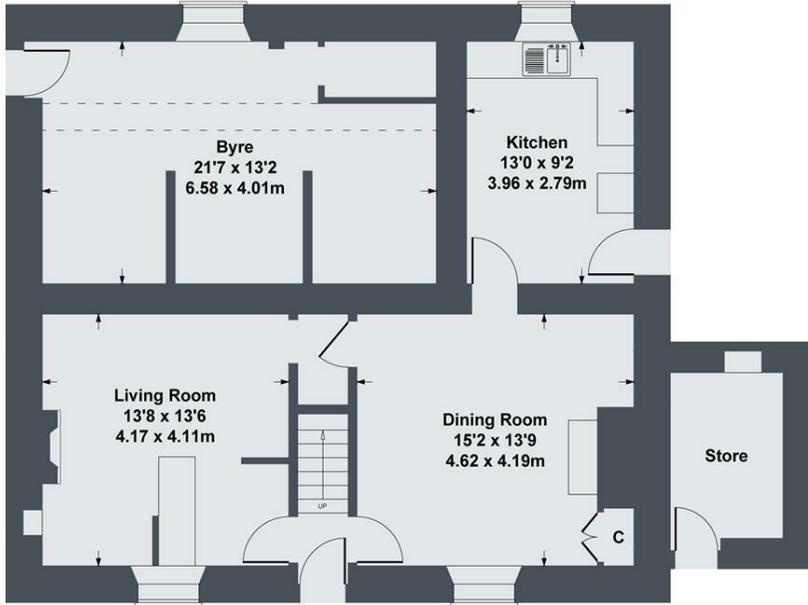
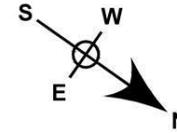
Disclaimer Notice

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Old Post Office Cottage, Sinderhope NE47 9SB

Approximate Gross Internal Area
1848 sq ft - 172 sq m
(Excluding Out Store)



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

| Energy Efficiency Rating | | |
|---|----------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 69 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | 1 | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |



DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

- These particulars, including any plan are a general guide only and do not form any part of any offer or contract.
- All descriptions including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
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- Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.
- Nothing in these particulars shall be deemed to be a statement that the property is in good condition / repair or otherwise, nor that any services or facilities are in good working order.
- Please discuss with us any aspects that are important to you prior to travelling to the view the property.