



Calcite Cottage, Nenthead, Alston, Cumbria
Offers in the region of £275,000

Vickers
& Barrass

Est. 1973

Land and Estate Agents

Calcite Cottage Nenthead

Vickers and Barrass are pleased to offer for sale a new-build three bedroom semi-detached property known as Plover Cottage, located in the picturesque village of Nenthead.

LOCATION

Nenthead, Cumbria is one of England's highest villages. Located in the peaks of the North Pennines National Park in an Area Of Outstanding Natural Beauty (AONB) and classed as one of seven UK UNESCO global geoparks due to its geological interest. There is an abundance of countryside surrounding the village there are endless outdoor pursuits available for walkers and cyclists on the coast-to-coast cycle network.

The village benefits from an award-winning local post office and community shop. The Hive located in the Old Wesleyan Chapel a unique place for entertainment and art, offering a cafe, social hub, public house and a primary school. The larger town of Alston is located a short drive west of Nenthead offering a wider range of shopping, recreational and schooling facilities.

Approximate Distances

Alston - 4.4 miles (7.1km)

Stanhope - 15.4 miles (24km)

Hexham - 20.5 miles (33km)

Carlisle - 24 miles (38.6km)

Newcastle - 34.4 miles (55.4km)

GROUND FLOOR

Entrance Hall

4.28m x 2.25m

Ground Floor WC

1.55m x 0.65m

Lounge

4.40m x 3.96

Kitchen/Diner

6.35m x 3.10m

FIRST FLOOR

Landing

Bedroom One

3.96m x 3.44m

Bedroom Two

3.96m x 3.05m

Bedroom Three

3.10m x 2.76m

Family Bathroom

2.24m x 1.53m

EXTERNAL

Front Garden

Walled garden offering off road parking and lawn.

Rear Garden

A fully enclosed garden which consists of a paved patio leading to a further lawned area.

NOTES

Further plans are available upon request and optional interior fittings can be negotiated.

BOUNDARIES

The vendor will only sell such interest if any, as they have in the boundary walls to the property.

RIGHTS OF WAY

There are no known public rights of way running over the property.

MINES AND MINERALS

The mines and minerals are excepted and reserved.

TENURE

The property is covered by the Alston 1000 year lease with 409 years remaining.

SERVICES

The property is served by mains electricity, mains water, drainage systems and LPG gas.

COUNCIL TAX

Council tax band TBC

Further information in relation to council tax can be obtained by contacting the local authority Eden District Council www.eden.gov.uk

COSTS

Each party is to bear their own costs.

VIEWING

Viewing is strictly by appointment only by contacting Vickers & Barrass, Darlington office.

WHAT 3 WORDS

Every three meter square of the world has been given a unique combination of three words. Visit what3words.com or download the free App which is available for iOS and Android smartphones and use the unique sequence of words below to accurately pinpoint this property.

Web: what3words.com/saga.snippets.trial

App: [///saga.snippets.trial](http://saga.snippets.trial)

PARTICULAR NOTES

The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute, all or part of an offer or contract; all descriptions, dimensions, areas, references to condition and necessary consents for use and occupation and other details are given as a guide only and without responsibility. Any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to their accuracy.

No employee of Vickers & Barrass, Chartered Surveyors has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given by the Vendors or the Lessors of this property.

Any offer for this property will be taken as an admission by the intending purchaser that they have relied solely upon their own personally verified information, inspection, and enquiries.

The photographs show only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.

Where any reference is made to planning permissions or potential uses, such information is given by Vickers & Barrass, Chartered Surveyors in good faith. Prospective purchasers should make their own enquiries with the Local Planning authority into such matters.

The Vendors reserve the right to amalgamate, withdraw or exclude either of the lots shown at any time and to generally amend the particulars or method of sale. The property is sold subject to reserve(s).

Vickers & Barrass, Chartered Surveyors reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer. The particulars have been prepared in accordance with the Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.

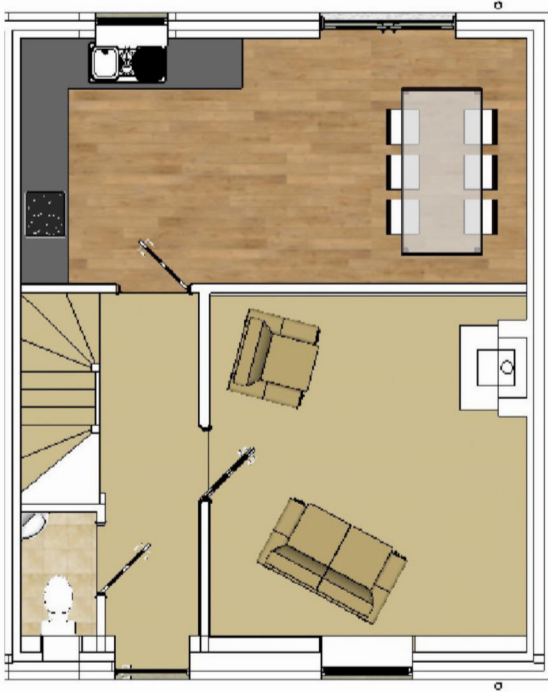
NOTES

Particulars prepared - November 2022

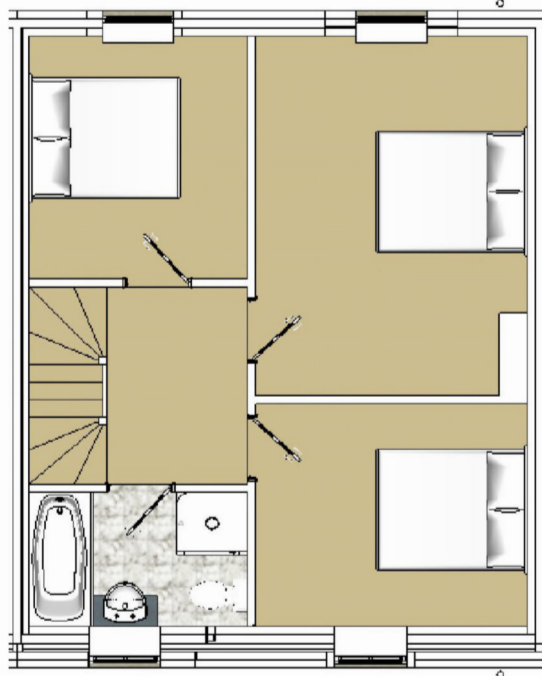
Computer generated images produced - August 2022



Floor Plan

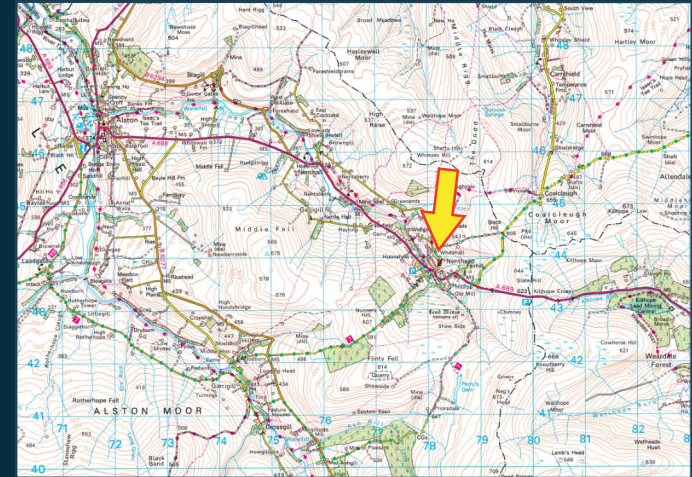


Ground Floor



First Floor

LOCATION PLAN



ENERGY PERFORMANCE CERTIFICATE

SIP (structural insulated panel) report to be confirmed on completion.

Vickers and Barrass Chartered Surveyors gives notice that: These particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties 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. No person in the employment of Vickers and Barrass Chartered Surveyors has any authority to make any representation or warranty whatever in relation to the property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property.



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