



# Ferguson Hall Nursery Lane

Belford, Northumberland, NE70 7NW

**O.I.R.O £150,000**

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property centre

Ferguson Hall is nestled in the heart of Belford village, this delightful village hall offers a unique opportunity to own a piece of local history. Retaining many of its original features, the building exudes character and charm, with stunning period details such as high vaulted ceilings with the original beams, stunning woodwork, original first floor gallery which offers potential to convert into a mezzanine floor. The building also has the benefit of partial double glazing.

The spacious interior is perfect for a variety of uses, from community events to private functions or even conversion into a bespoke residential space. With its prime location and historical appeal, this property offers endless potential.

The current layout comprises of a entrance hall, a cloakroom, a large hall with a gallery above and a modern fitted kitchen.

The current owner has plans drawn for a single storey two bedroom dwelling, however, there is the potential to create a two storey residence with a mezzanine floor. There is a small enclosed yard to the side of the property. Whether you're looking to preserve the heritage of this village gem or transform it into something new, this property presents an unmissable opportunity.

Viewing is highly recommended.



## General Information

Water and sewerage services are connected.

Mains electricity is currently shared with the Church.

Partial double glazing.

Tenure-Freehold.

Commercial Energy Rating F.

Council tax band TBC.

## Agency Information

OFFICE OPENING HOURS

Monday - Friday 9:00 - 17:00

Saturday - by appointment.

## FIXTURES & FITTINGS

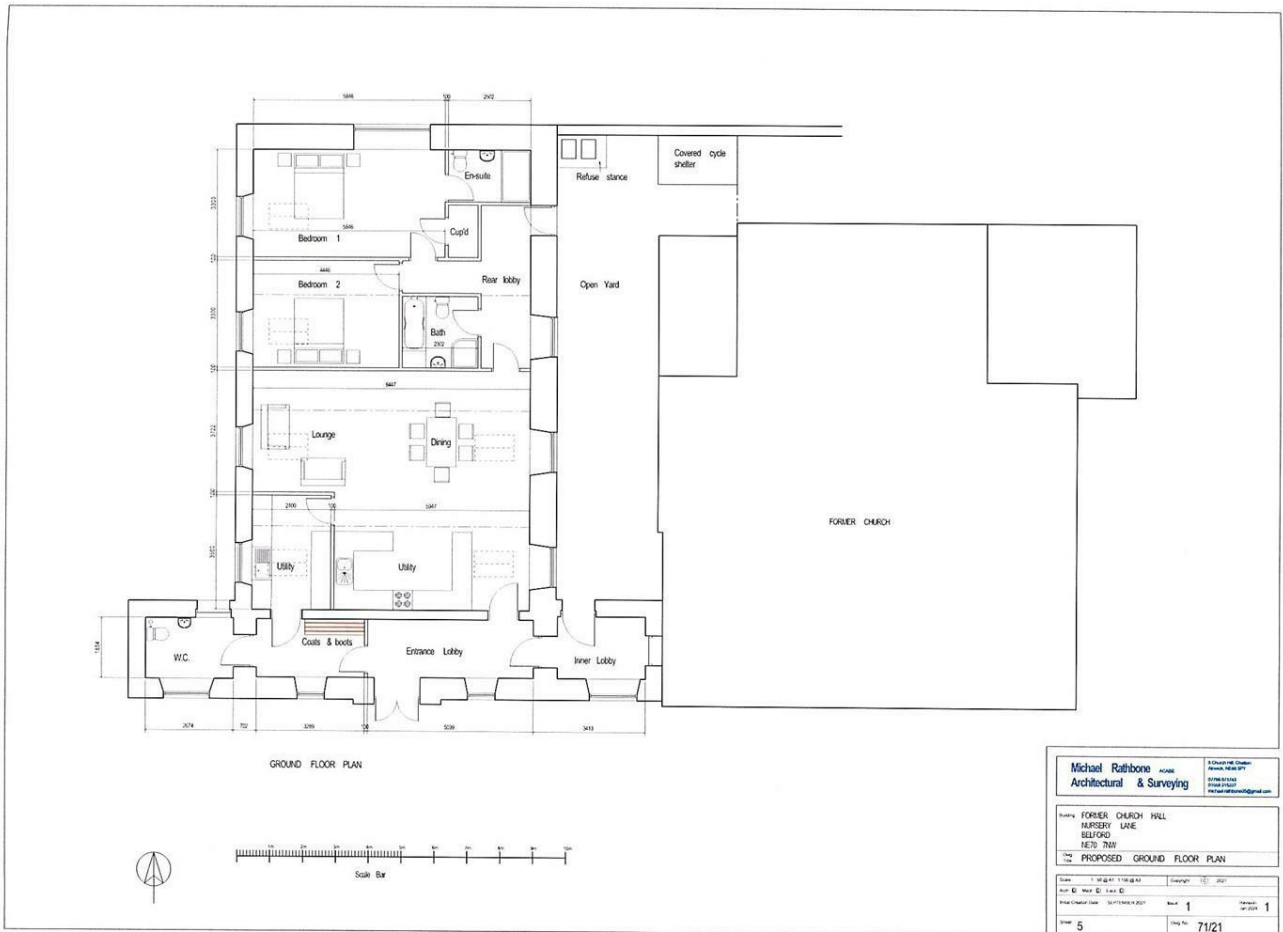
Items described in these particulars are included in the sale, all other items are specifically excluded. All heating systems and their appliances are untested.

This brochure including photography was prepared in accordance with the sellers instructions.

## VIEWINGS

Please contact the agent for viewing availability.





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