



Fountain Cottage, Bellingham, Northumberland

A substantial detached two storey property with gross internal floor area 224 sq m (2,014 sq ft) providing potential for redevelopment subject to appropriate planning consents. EPC Rating: E.



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DESCRIPTION

The property comprises a substantial two storey detached property with off-road car parking and with part of the ground floor accommodation currently let on a rolling three month licence at a rental of £2,700 p.a.

Newcastle upon Tyne 32 miles, Hexham 18 miles

ACCOMMODATION

Ground Floor:

Entrance Hall

Café Area

5.04m x 4.66m (16' 6" x 15' 3") and 4.51m x 4.45m (14' 10" x 14' 7")
With:

Kitchen

4.43m x 2.13m (14' 6" x 7' 0")

Former Tourist Information Office

6.02m x 4.54m (19' 9" x 14' 11") and
4.48m x 4.44m (14' 8" x 14' 7")
With rear lobby and store.

Ground Floor W.C.

First Floor:

Former Library

13.91m x 4.72m (45' 8" x 15' 6")

Office

4.72m x 3.67m (15' 6" x 12' 0")

Office

4.73m x 4.24m (15' 6" x 13' 11")

Store

4.26m x 2.15m (14' 0" x 7' 1")

Store

3.25m x 2.04m (10' 8" x 6' 8")

W.C.s

OUTSIDE

Forecourt grassed area and tarmac parking areas to both sides. A range of domestic outbuildings.

TENURE

Freehold

VIEWING

Strictly by appointment with the agents.

Office Ref: HX00003914

Details Prepared: February 2018

LOCATION

The property is located towards the eastern end of the village benefiting from a prominent southerly aspect. The village itself offers a wide range of local amenities and is well situated for ease of access to the Northumberland National Park.

Travelling into the village from the south continue into the village centre past the square and the property will be seen on the left hand side to the east and beyond the main parade of shops.

AGENT'S NOTE

The premises provide considerable potential for redevelopment either for commercial usage, bed & breakfast, small shop units associated with the tourist trade etc. The current licensee within the café could be retained or the property could be offered with vacant possession.

The owners of the terraced housing to the rear benefit from a vehicular and pedestrian access over both car parks.

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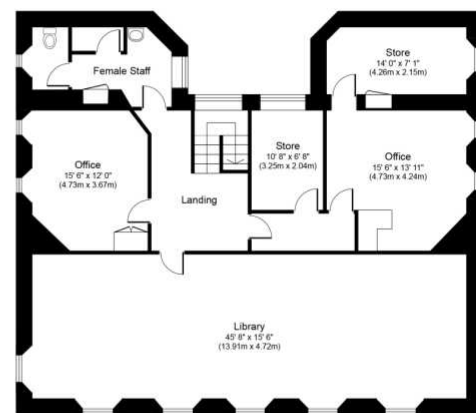
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Ground Floor
Approximate Floor Area
1604 sq. ft.
(149.0 sq. m.)



First Floor
Approximate Floor Area
1604 sq. ft.
(149.0 sq. m.)

Illustration for identification purposes only, measurements are approximate, not to scale
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