



Clare Cottage, Sheffield Road,  
Blyth, S81 8HF



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# £260,000

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This is a rare example of a Grade II listed country cottage in the heart of the popular village of Blyth. Offered with no upward chain, the cottage is believed to date back to the 16th century, with a wealth of features including beamwork, fireplaces and a useful cellar area. The cottage features an excellent-sized sitting room, kitchen, shower room, and three bedrooms with an en-suite w.c. to the main bedroom. The property also features a lawned south-west facing garden to the rear, and parking to the rear facilitated by a courtyard and detached garage.





### SITTING ROOM

7.20m x 4.40m (23'7" x 14'5")

A welcoming reception room with a secondary double-glazed front entrance door, two secondary double-glazed windows to the front aspect, exposed beamwork to ceiling, chimney breast with 'Creda' electric heater within, and recessed shelving and cupboards on either side. Further brick fireplace with coal effect fire within and recessed shelving to the left, doors leading to inner hallway and kitchen.

### KITCHEN

4.03m x 2.72m (13'2" x 8'11")

Fitted with a range of base and wall units consisting of soft-close cupboards and drawers underneath roll-top work surfaces with tiled splashback. Fitted appliances include a 'Neff' electric fan-assisted oven situated with a tall unit and a four-ring 'Neff' induction hob with a brushed stainless steel extractor canopy above. The kitchen also has space and supply for an upright fridge freezer space and plumbing for a washing machine, secondary double-glazed window to rear aspect, a 'Franke' single bowl stainless steel sink and drainer, tiled floor covering, electric heater, door leading to rear porch



### REAR PORCH

2.15m x 1.07m (7'1" x 3'6")

Double glazed window to rear aspect, door leading to rear garden, tiled floor covering.

### INNER HALLWAY

3.07m x 1.47m (10'1" x 4'10")

Staircase to 1st floor, door leading to cellar area, further door leading to shower room.



### SHOWER ROOM

3.07m x 2.60m (10'1" x 8'6")

Fitted with a three-piece suite consisting of a walk-in shower enclosure with an electric shower within, low-level dual flush w.c., wash hand basin with toiletry storage below. Secondary triple glazed obscure window to rear aspect, tiled walls to the areas of sanitary ware, 'Dimplex' fan heater and further electric towel radiator, cupboard housing hot water cylinder tank with shelving.

### CELLAR AREA

2.86m x 2.45m (9'5" x 8'0")

Power and light within.

### 1ST FLOOR-LANDING

3.01m x 1.51m (9'11" x 5'0")

Staircase to 2nd floor, doors leading to bedrooms one and two.

### BEDROOM ONE

4.40m x 4.03m (14'5" x 13'2")

Secondary double-glazed window to front aspect, wall-mounted electric heater, door leading to en-suite w.c.

### EN-SUITE W.C.

2.11m x 1.58m (6'11" x 5'2")

Low-level dual flush w.c., wash hand basin with toiletry storage below, secondary double-glazed roof light.

### BEDROOM TWO

3.07m x 2.62m (10'1" x 8'7")

Secondary double glazed window to front aspect, electric heater, fitted wardrobe units with shelving within.

### 2ND FLOOR-BEDROOM THREE

6.35m x 3.29m (20'10" x 10'10")

Double glazed dormer window to rear aspect.

## GARDENS & GROUNDS

The property can be accessed via either a pathway leading from Sheffield Road to the front entrance door, or via the courtyard parking area to the rear, again accessed off Sheffield Road. The pathway to the front is flanked by lawned areas and enclosed behind hedging to the right aspect. The main garden to the rear is south-west facing and laid mainly to lawn, with a gate accessing a further paved garden area and the courtyard parking, as well as garage.

## GARAGE

4.56m x 3.83m (15'0" x 12'7")

Electrically operated door to front aspect, power and light within.

## TENURE

Unregistered

## COUNCIL TAX

Band C

## SERVICES

We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.

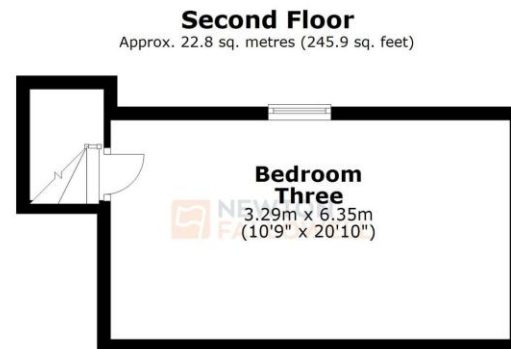
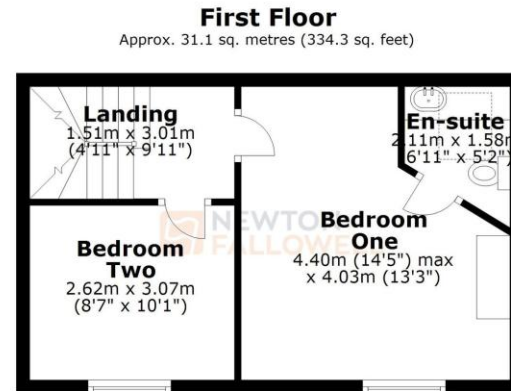
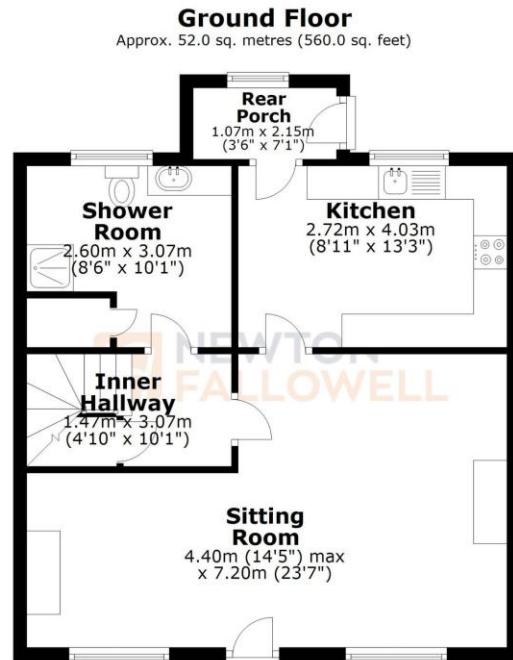
## DISCLAIMER

The property is Grade II listed, and the listing states that recent restoration work at a neighbouring property has '...revealed evidence of internal timber framing. This suggests that all these cottages were probably originally constructed at the end of the C16, and later clad in brick c.1800'. Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The floor plan shown in these particulars is for illustrative purposes only and should not be interpreted as a scaled drawing.

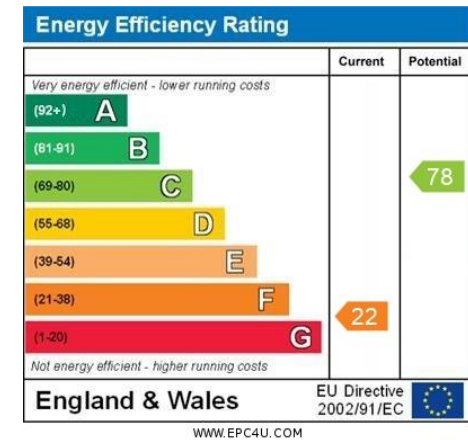




# Floorplan



Total area: approx. 105.9 sq. metres (1140.2 sq. feet)



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