



**Middle Cottage, Broomley, Stocksfield, NE43 7HT**  
**Offers in Region of £425,000**

**Andrew Coulson**  
*You'll feel more at home with us*

Located in the hamlet of Broomley this is an extremely attractive stone and slate built three bedroom mid-terraced cottage. This beautifully restored home has all the modern conveniences and yet retains much of the original charm and character. The property has also been sympathetically extended to create a superb garden room with bi-folding doors out onto the gardens. The principal bedroom has an open vaulted ceiling and en-suite facilities. Externally there is garaging and well presented gardens.

- Attractive Stone & Slate Built Mid-Terraced Cottage
- Beautifully Restored Home
- Garaging & Gardens
- Three Bedrooms
- Sympathetically Extended
- Current EPC Rating D

**Offers in Region of £425,000**



## THE PROPERTY

Located in the sleepy hamlet of Broomley this is an extremely attractive stone and slate built mid-terraced cottage. This beautifully restored home has all the modern conveniences with double glazing and oil-fired central heating and yet retains much of the original charm and character including fireplaces and attractive stone flagged flooring. The property has also been sympathetically extended to create a superb garden room with bi-folding doors out onto the gardens. Beautifully presented this property comprises; entrance hall, cloakroom/utility, a fully fitted breakfasting kitchen with integrated appliances and additional garden room extension. There is also a very well proportioned living/dining room with attractive stone slab flooring and an original fireplace. Upstairs the landing can provide a study area, there is a principal bedroom with an open vaulted ceiling and en-suite facilities and two further bedrooms and the family bathroom. Externally there is garaging with power connected and gardens to the front but predominately the rear. A beautiful home in a great location and one that will certainly appeal to single people, professional couples, retirement as well as families, we strongly recommend an internal inspection in order to fully appreciate what is on offer.

## BRIEFLY COMPRISING;

### GROUND FLOOR

#### ENTRANCE HALL

8' 3" x 6' 7" (2.51m x 2.01m)

Located at the rear of the cottage with an attractive door with porthole window. Ceramic tiled flooring and Velux roof light.

#### CLOAKROOM/UTILITY

With corner wash hand basin and low level WC. Fitted worktop with plumbing for washing machine under. Matching tiled flooring and tiled splash backs. Fitted wall cabinets.

### BREAKFASTING KITCHEN

12' 0" x 4' 8" (3.65m x 1.42m)

Well fitted quality wall and floor cabinets with polished marble worktops incorporating a one and a half stainless steel sink with mixer tap over, fitted microwave oven and wine chiller, fully integrated fridge and freezer and dishwasher, all with matching fascias. The Rangestyle cooker with five ring ceramic hob and double ovens with extractor hood above is included in the sale. Matching ceramic tiled flooring throughout and pelmet lighting. Open through to:

#### GARDEN ROOM

13' 0" x 12' 0" (3.96m x 3.65m)

A superb and recent addition to this cottage, providing a very light and airy room with bi-folding doors with electric blinds onto the gardens. Oak flooring and an oriel window above. The focal point is the multi-fuel burning stove on a slate hearth. Through the full length window are far-reaching views.

### LIVING/DINING ROOM

21' 5" x 17' 0" (6.52m x 5.18m)

Full of charm and character, this spacious room has an original fireplace/range with open fire and raised tiled hearth, very attractive stone slab flooring throughout. Front door with porthole window inset and sash window. A staircase from this room leads up to:

### FIRST FLOOR

#### LANDING

9' 0" x 6' 5" (2.74m x 1.95m)

Built-in storage cupboard. This is used as a study area and has a light tunnel down to it. A Slingsby ladder provides access to a floored roof space, providing ideal storage. (In a clockwise direction:)

#### BEDROOM THREE

10' 4" x 7' 8" (3.15m x 2.34m)

To the front with extensive views. Built-in wardrobe and oak flooring.

#### BEDROOM TWO

11' 1" x 10' 2" (3.38m x 3.10m)

To the front with original fireplace and oak flooring.

#### BATHROOM

Large panelled bath with shower attachment and glazed screen, wash hand basin, low level WC, fully tiled walls and ceramic tiled flooring.

#### BEDROOM ONE

12' 0" x 9' 2" (3.65m x 2.79m)

An open vaulted ceiling provides a light and airy feel, with exposed truss, twin windows enjoy fabulous views. Built-in wardrobe.

#### EN-SUITE SHOWER ROOM

Large shower cubicle, pedestal wash hand basin and low level WC. Tiled walls, ceramic tiled flooring, chrome heated towel rail and Velux roof light.

### EXTERNALLY

#### GARAGING

16' 7" x 9' 10" (5.05m x 2.99m)

Remote controlled powered main door. Power connected. Additional generous gravel driveway with private parking for three/four cars to the rear. The large tarmaced area to the rear is a communal parking area for visitors.



## GARDENS

To the front, but mainly the rear, are enclosed gardens with lawned areas, trees, bushes, shrubs and flower beds. Spacious stone flagged patio and pathways. A short walk away is a private childrens play park area shared by the hamlet.

## SERVICES

Mains electricity, water and drainage are connected. Oil-fired central heating to radiators also supplying the domestic hot water.

## TENURE

Freehold.

## NOTES

Any fitted carpets and blinds are included in the sale.

## REFERRAL FEES

In accordance with the Estate Agents' (Provision of Information) Regulations 1991 and the Consumer Protection from Unfair Trading Regulations 2008, we are obliged to inform you that this Company may offer the following services to sellers and purchasers from which we may earn a related referral fee from on completion, in particular the referral of: Conveyancing where typically we can receive an average fee of £100.00 incl of VAT. Surveying services we can typically receive an average fee of £90.00 incl VAT. Mortgages and related products our average share of a commission from a broker is typically an average fee of £120.00 incl VAT, however this amount can be proportionally clawed back by the lender should the mortgage and/or related product(s) be cancelled early. Removal Services we can typically receive an average fee of £60 incl of VAT.



Note : Plans are for illustration purposes only and are not to scale.  
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55   D	70   C
39-54	E		
21-38	F		
1-20	G		



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