



Tynely Cottages Chathill

- Two bedroom stone cottage
- Open views at the rear
- Character features
- Parking at the rear
- No chain

Guide Price: £ 230,000



01665 510044
3-5 Market Street, Alnwick NE66 1SS

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
alnwick@rmsestateagents.co.uk

2 Tynely Cottages

Chathill, Northumberland NE67 5DU

Buyers in search of a characterful cottage as a second home, holiday let business opportunity, or main residence near the coast in Northumberland are sure to love this charming cottage, available to buy with no onward chain. Features such as the original inglenook fireplace with log burning stove, and the impressive stone chimney breast in the lounge really accentuate the country cottage vibe that has been created. The accommodation is immaculately presented and fully refurbished by the current owners with quality fixtures and fittings. The kitchen is modern and compact and has space for a small table and chairs, whilst the contemporary shower room has been fitted with a large walk-in double shower cubicle with glass screen and wet wall panelling. Both bedrooms are sizeable double rooms that look out to the long south west facing garden at the front of the property. Solid wood flooring has been laid to the inner hall, lounge and bedrooms and the internal doors are all solid wood. The kitchen is positioned at the rear of the property with access to the gravelled parking area, where there is also a seating area looking out over fields with a distant sea view. A door from the lounge leads out to the beautiful mature lawned garden at the front, and includes a patio area, ideal for BBQ's and outside entertaining.

KITCHEN 20'1 x 5'8 (6.10m x 1.73m)

Double glazed entrance door, two double glazed windows to the rear, fitted wall and base units incorporating a sink and drainer, splashbacks, electric hob with extractor hood over, electric oven, space for washing machine, space for under counter fridge, downlights, TV aerial point, vertical radiator, tiled floor, space for table and chairs, door to shower room, and open to hall.

SHOWER ROOM

Double glazed frosted window to rear, double shower cubicle with wet walling and mains shower, close coupled W.C., wash hand basin with drawer unit, chrome ladder heated towel rail, tiled floor, extractor fan, downlights, and shaver point.

LOUNGE 15'2 x 12'1 (4.62m x 3.68m)

Double glazed door to garden, exposed stone chimney breast with Inglenook style fireplace and wood burning stove, radiator, wood flooring, and door to hall.

BEDROOM ONE 15'1 x 7'10 (4.59m x 2.39m)

Double glazed window to front, cast iron fireplace, wood flooring, radiator, and coving to ceiling.

BEDROOM TWO 12'0 x 8'2 (3.66m x 2.48m)

Double glazed window to front, wood flooring, radiator, and coving to ceiling.

HALL

Access to loft space with pull down ladder, wood flooring.

EXTERNALLY

To the front there are steps leading down to the lawned garden with mature shrubs and planting, and a patio area for alfresco dining. To the rear there is a gravelled parking area, patio area with distant sea view over the fields.

SERVICES

Mains electricity, spring filtered water, and drainage to a cess pit. Oil central heating.

TENURE

Freehold

EPC RATING D | COUNCIL TAX BAND A

AL008486/DM/RJ/24.01.2024/V2



Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East



The Property
Ombudsman

2 Tynely Cottages

Chathill, Northumberland NE67 5DU



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

