



The Old Shunting House and Cottage

Acklington

- Characterful Grade II Listed House
- Attached Two Bedroom Cottage
- Generous Accommodation
- Excellent Size Plot
- Viewing Strongly Recommended

£ 495,000



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Acklington

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A rare and superb opportunity to purchase The Old Shunting House and Cottage, the Grade II Listed House offers generous accommodation throughout with some updating and décor required however the kitchen, bathroom and en-suites have all been upgraded to a high standard. The house is sold with an attached cottage which is not listed and has been used as a successful holiday let although could be utilised for many uses depending upon the buyer's requirements. Situated in the rural village of Acklington yet within easy reach of the A1 with motorway networks throughout the county and beyond, an early viewing is strongly recommended to fully appreciate the character and potential of the properties.

MAIN HOUSE:

ENTRANCE RECEPTION/DINING ROOM 17'9" (5.41m) into recess x 15'1" (4.59m) max
KITCHEN 15'10" (4.83m) max x 15'6" (4.72m) max

UTILITY CUPBOARD

LOUNGE 22'7" (6.88m) to window recess x 30' (9.14m)

INNER LOBBY

DOWNSTAIRS W.C.

LANDING AND INNER LANDING

BEDROOM 13'8" (4.17m) into recess x 12'8" (3.86m) max

BATHROOM

BEDROOM 15'7" (4.75m) max x 10'6" (3.20m) max

SECOND LANDING

BEDROOM 22' (6.71m) max x 16'4" (4.98m) max

EN-SUITE

BEDROOM 15'2" (4.62m) max x 11' (3.35m) plus recess

EN-SUITE

BEDROOM 13'7" (4.15m) into recess x 10'7" (3.22m) max

COTTAGE:

ENTRANCE HALL

LOUNGE 16' (4.88m) x 10'3" (3.12m)

KITCHEN 10' (3.05m) x 8' (2.44m)

BEDROOM 11'9" (3.58m) x 7'11" (2.41m)

EN-SUITE

BEDROOM 8'7" (2.62m) x 8'1" (2.46m)

EN-SUITE

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: SEPTIC TANK

Heating: OIL

Broadband: NONE

Mobile Signal Coverage Blackspot: NO

Parking: GARAGE AND PARKING

MINING

The property is known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

AGENTS NOTE

Enter any Agents Notes here that are provided by FCP via Jira e.g probate disclaimer.

If you require any further information on this, please contact us.

RESTRICTIONS AND RIGHTS

Listed: Main House Grade II Listed

Conservation Area: NO

Restrictions on property: NO

Easements, servitudes or wayleaves: NO

Public rights of way through the property: NO

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: Main House: E – Cottage: Business Rates

EPC RATING: Main House: Exempt – Cottage: tba

AM0004440/LP/LP/29052024/V.1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	46 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

