



## The Village Acklington

- Character Stone Cottage Bungalow
- Two Double Bedrooms
- Well Appointed Dining Kitchen
- Cottage Gardens Adjoining Fields
- Viewing Strongly Recommended

**£325,000**



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# Pump Cottage, The Village

Acklington NE65 9BW

Situated in the rural and highly regarded picturesque village of Acklington, this outstanding two double bedroom traditional stone cottage with the original part of the property dating to circa 1600s has been extended to the rear offering generously proportioned and beautifully presented accommodation throughout. Briefly comprising all to the ground floor: entrance lobby, spacious lounge and a well appointed dining kitchen to the rear with door to the garden. The inner hallway leads to two bedrooms and a bathroom. Outside, the lawned front garden contains many mature plants, shrubs and trees and is bordered by a stone wall. A garden gate opens to a pathway leading to the entrance door. Beyond the stone wall is the historic public water pump 'The Pant' which is maintained by the residents of the village. To the rear, the garden adjoins fields and countryside and has a gravelled and paved area with trees and shrubs and a stone outbuilding. There is also external access to the further room which is used as an office/hobby room. To the rear of the garden the patio provides a lovely peaceful escape to enjoy the warmer months of the year with views across to the countryside and there is a lawn area. The current owners have an agreement to park on the side lane however there is also the opportunity of creating off road parking using part of the rear garden. This fabulous property would be an ideal purchase for anyone looking for a traditional stone property full of charm and characterful with all the benefits of modern living. Acklington is a pretty village surrounded by fields and countryside yet within easy reach of the traditional harbour town of Amble with a large selection of shops, cafes and restaurants along with the harbour village with retail pods, fish restaurants, cafes, Little Shore Beach and Pier. The bustling market town of Morpeth is just a short drive away with many small businesses and chain retailers together with cafes and restaurants. Acklington has a regular bus service to Newcastle and to the towns and villages inbetween, the local train station has limited services however the main railways stations of Alnmouth and Morpeth provide services to Edinburgh, Newcastle and beyond and the A1 with its motorway links throughout the country is within easy reach. Acklington has a huge community spirit with a village hall holding many events and the local pub being a hub of social activity. An early viewing of this exceptional rural property within close proximity to the glorious coastline is strongly recommended.

#### ENTRANCE LOBBY

LOUNGE 16' (4.88m) max x 15'5" (4.70m) max

DINING KITCHEN 17' (5.18m) max x 11' (3.35m) max

#### INNER HALL

BEDROOM ONE 13'10" (4.22m) max x 11'1" (3.38m) max

BEDROOM TWO 12'1" (3.68m) x 10'11" (3.33m) into wardrobe

#### SHOWER ROOM

REAR OFFICE/HOBBY ROOM 8'5" (2.57m) x 6'5" (1.96m)

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: ADSL

Mobile Signal Coverage Blackspot: NO

Parking: AGREEMENT TO PARK ON SIDE LANE

#### 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

'The Pant' does not lie within the boundary of the property and is tended by the residents of the village. Parking on the side lane is on an agreement with the Alnwick Castle Estates Office and there is a right of access along the lane to the rear of the property.

#### 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: B

EPC RATING: tbc

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epc

**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.

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