



ROOK
MATTHEWS
SAYER

Front Street
Bellingham

Front Street, Bellingham

- Terraced Cottage
- Two Bedrooms

- Separate Studio Apartment
- Village Location

- Successful Holiday Cottage
- No Forward Chain

£ 165,000

In the centre of the pretty North Tyne valley village of Bellingham, a unique opportunity has arisen to purchase a two bedroom holiday cottage with separate studio apartment.

Both properties have a successful all round season with many return visits. Information on bookings and revenue can be available on request.

The Cottage and Studio are both furnished and equipped to a high standard of fittings and furnishings which are included in the sale price.

Bellingham is ideally situated to enjoy the best that Northumberland has to offer. The village has day to day shopping; hotel with swimming pool; golf course and plenty of walking and cycling.

Kielder water, which is in the National Park enjoys many water sports, walking and mountain bike routes. Kielder has "Dark Sky Status" which compliments the observatory. The Roman Wall and Sill is also close by.

The accommodation is presented to a high standard and has recently been updated and upgraded.

The Cottage:

Reception Hall:

Staircase leading to first floor; wall-mounted heater.

Bedroom: 6'11(2.11m) x 9'7(2.92m)

Window to front elevation, this room has bunk beds; wall-mounted heater.

Bedroom: 9'8(2.95m) x 10'6(3.20m)

Situated to the rear elevation enjoying lovely views; wall-mounted heater.

Bathroom:

Comprising of panelled bath with shower over; wash hand basin; low level WC; chrome wall-mounted radiator/towel rail; ceramic tiling to walls and floor.

First Floor:

Open Plan Sitting Room / Dining Area / Kitchen:

17'4(5.28m) x 17'0(5.18m)

This open plan room enjoys dual aspect windows; attractive wood fire surround; laminate flooring and dining area. The kitchen is fitted with wall and base cabinets; stainless steel sink unit and drainer; electric hob and oven with extractor above; washing machine; dishwasher and ceramic tiling to walls.

Studio Apartment:

This is an open plan area, again to the highest quality, comprising of fully fitted kitchen; breakfast bar; electric hob; washing machine/dryer. There is a sleeping area and shower room comprising of walk-in shower; low level WC and wash hand basin.

The apartment benefits from wall-mounted convector heater.

Existing marketing website facility may be available under separate negotiation.

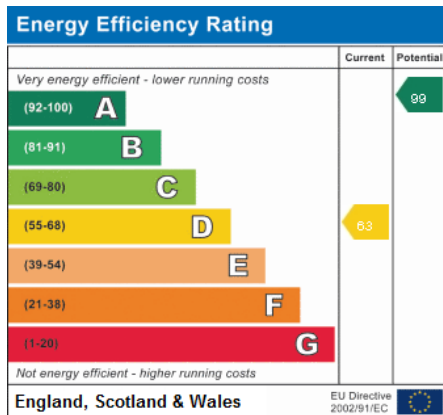
TENURE

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

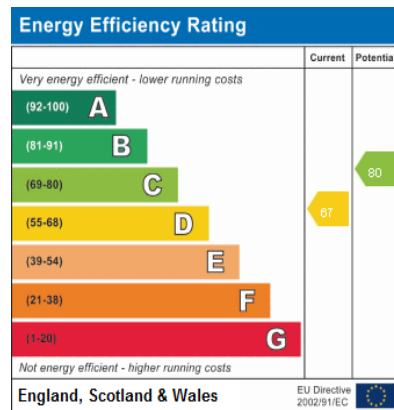
Council Tax Band: Currently deleted from register

EPC Rating: D

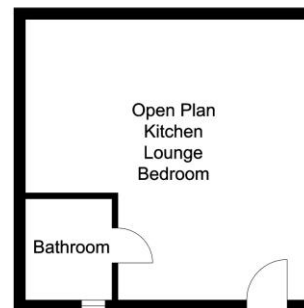
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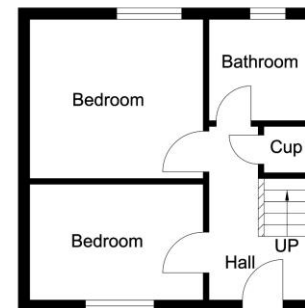
Cottage



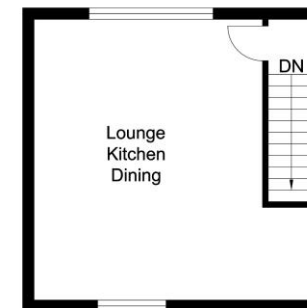
Studio Apartment



Lower Ground Floor



Ground Floor



First Floor



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16 Branches across the North-East

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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.



