



## Old Hall Cottage

Falstone

- Detached Cottage
- Three Bedrooms
- Gardens
- Driveway Parking
- Stone Outbuilding
- Rural Views

Offers in the Region of: **£ 300,000**

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# Old Hall Cottage, Falstone

## PROPERTY DESCRIPTION

The character property is set in a private rural location with three bedrooms, private gardens, driveway parking for two cars, stone outbuilding to the rear and open countryside views.

The property is entered via the front door into spacious porch with ample room for shoes or even a reading chair to enjoy the south facing aspect, beyond the porch, double doors with attractive stained glass surround lead through to the lounge with attractive stone fireplace housing log burning stove as the centrepiece, also window to front elevation and staircase to first floor. Off the rear of the lounge are doors to the dining room, also with window to front elevation and feature fireplace; and rear hallway with cloaks hanging and door to rear yard. Ground floor shower room and attractive kitchen with picture windows are the remaining rooms on the ground floor, accessed off the rear hallway.

The stairs to first floor lead up to a spacious landing, flooded with natural light from a skylight window. A door to the right leads into the middle sized bedroom featuring south facing dormer window and large walk-in cupboard to the rear. Next room along the landing is the bathroom with attractively decorated wood panelling, skylight window and white suite. The smallest of the three bedrooms is situated to the rear but still large enough to accommodate a double bed and freestanding wardrobe, also offering window to rear with rural views beyond the rear garden. The main bedroom is to the front elevation, with dormer window and skylight window, ample space for free standing furniture also.

Externally the property offers gated gravelled driveway parking for two cars which could be expanded. The front garden is south facing so enjoys sunshine. The plot is private and currently used as a holiday cottage, enjoyed by many visitors on a regular basis. The rear of the property offers patio walkaround, greenhouse on hard standing, large stone built outbuilding/garage and timber storage shed.

The location offers itself perfectly to those looking for a quiet rural getaway or even those who may wish to continue the trend of use as a holiday cottage. Less than 5 miles to Kielder reservoir offering watersports, forest cycle tracks, walks as well as the very popular observatory within the Northumberland designated Dark Skies area. In the other direction, Bellingham is not far away offering groceries, Post Office and Golf Club. The A68 offers good road links into the Scottish Borders to the North and Newcastle or the Tyne Valley to the South.

This is a quaint and quirky property which has bags of appeal and offers itself to a range of uses. As it is currently used as a popular holiday cottage, viewing is strictly by appointment only, but strongly recommended to appreciate what is on offer.

## INTERNAL DIMENSIONS

Lounge: 19'9 into alcoves and stairs x 13'6 max (6.02m x 4.11m)

Dining Room: 13'7 x 8'3 into alcove (4.14m x 2.51m)

Kitchen: 10'7 x 9'4 (3.23m x 2.84m)

Bedroom 1: (reduced height) (L-shaped) 16'11 max x 12'2 max (5.16m x 3.71m)

Bedroom 2: (reduced height) 13'4 x 8'10 (4.06m x 2.69m)

Bedroom 3: (reduced height) 9'3 x 7'8 (2.82m x 2.34m)

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Septic Tank

Heating: Electric – Night Storage

Broadband: ADSL

Mobile Signal / Coverage Blackspot: No

Parking: Driveway

## MINING

The property is not 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.

## 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 (Holiday Let)

**EPC RATING:** TBC

HX00006317.BJ.JR.15.8.24.V.1

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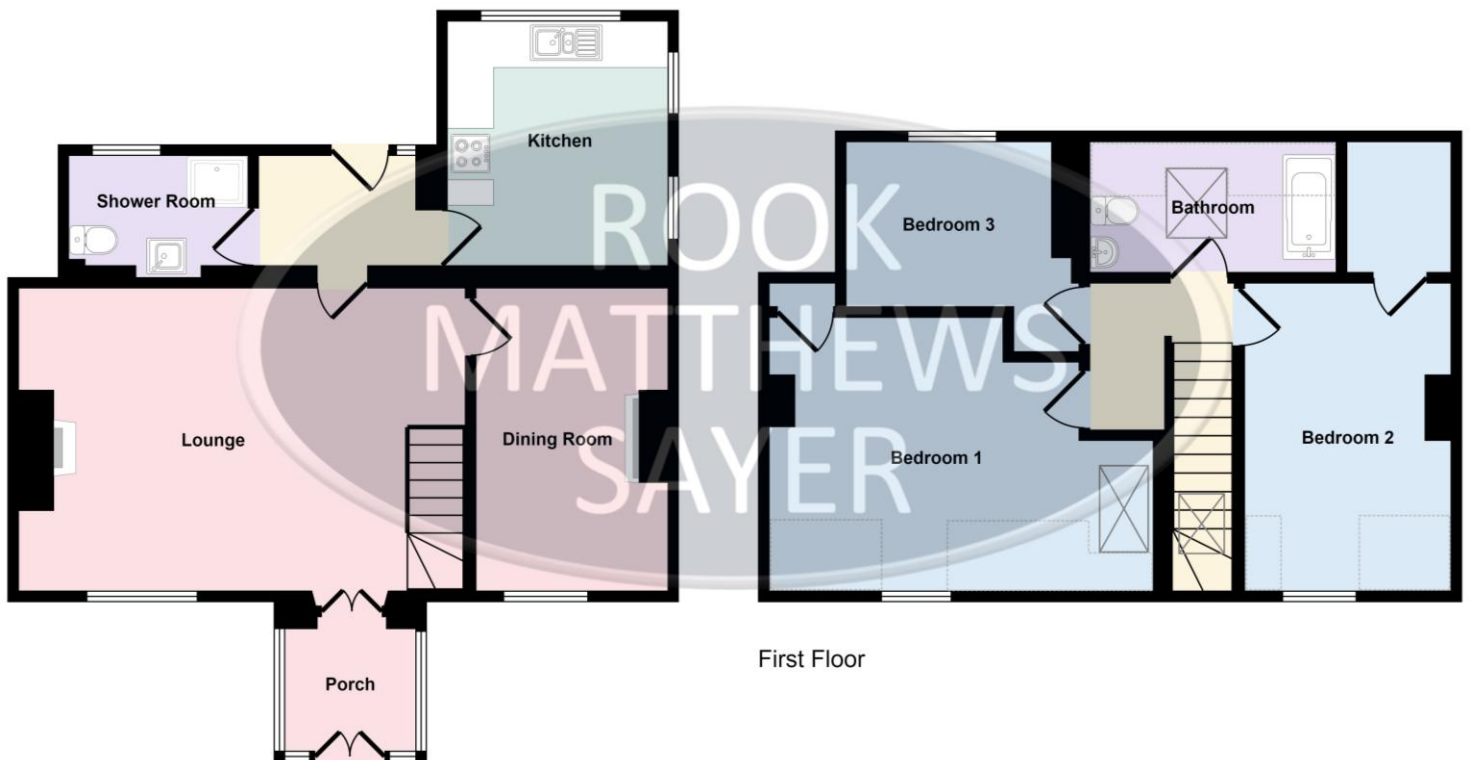
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Ground Floor

Denotes head height below 1.5m

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