



Smalesmouth | Falstone | NE48

£285,000

Rural semi-detached cottage with paddock and open views.

ROOK
MATTHEWS
SAYER



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SEMI-DETACHED COTTAGE

THREE BEDROOMS

COUNTRYSIDE SETTING

NO ONWARD CHAIN

ADJOINING PADDOCK

OPEN VIEWS

CHARACTER FEATURES

PRIVATE GARDENS

For any more information regarding the property please contact us today

This charming semi-detached cottage offers rural living with a green open outlook, gated driveway parking and plenty of character features throughout.

A small entrance lobby greets you from the front door giving access to the staircase to first floor and door through to the lounge.

The lounge is a spacious room with large storage cupboard beneath the stairs and beautiful stone feature inglenook fireplace. This is a south facing room with space for lounging and dining furniture.

The kitchen is off the lounge to the rear, generous in size with a window out to the courtyard.

Off the kitchen are two doors, one to the rear porch/utility which currently houses the central heating boiler and a second through to the bathroom at the very rear of the property offering a separate contained WC with heated linen cupboard.

Off the lounge, to the side, is the ground floor bedroom with south facing window and space for full bedroom furniture set. This room would make an ideal dining room or studio.

Following the stairs up from the entrance lobby, brings you to the first of the upstairs bedrooms. A very spacious room with generous alcove and storage cupboard. South facing views are enjoyed from here.

A door from this room leads through to the second bedroom, again offering lots of space and an east facing window looking over the adjoining farmland.

Externally this cottage offers its own attached stone outhouse storage space for garden equipment. The gardens are walled and private running down to the burn.

A small paddock comes with the cottage and also runs down to the burn.

This cottage really is a gem offering peaceful rural life with green views and private outside space.

No 2 Smalesmouth Cottage is located in an area that contains some of the darkest skies in Europe. Step out and walk up the fell for 800 metres to the edge of the giant Kielder forest, which actually began its life here with initial planting in 1926. Only a mile or so away is the spectacular Kielder water, with its terrific views, along with walking and cycling tracks. Plus, shops and a restaurant.

The Dark Sky Observatory nestling in the vast swathes of the unique and magnificent countryside of the north Tyne valley can transport you to the stars! A short walk from the cottage takes you to the banks of the North Tyne River. Nearby the village of Falstone has a pub and a tearoom, and there is also a pub and restaurant with accommodation in Stannersburn, very close to the cottage.

Viewings are strongly recommended to appreciate the location and space and lifestyle on offer. Worth noting, the other half of this semi-detached cottage is also available for sale.

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INTERNAL DIMENSIONS

Kitchen: 7'5 x 11'3 (2.26m x 3.43m)

Lounge: 15'11 x 12'9 (4.85m x 3.89m)

Bathroom: 7'7 x 6'1 (2.31m x 1.85m)

WC: 5'7 x 2'11 (1.70m x 0.89m)

Bedroom One: 15'11 x 9'11 (4.85m x 3.02m)

Bedroom Two: 15'10 x 9'11 reduced height (4.83m x 3.02m)

Bedroom Three: 16'0 x 15'10 into alcove (4.88m x 4.83m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Private

Sewerage: Septic Tank

Heating: Oil

Broadband: None

Mobile Signal Coverage Blackspot: No

Parking: Allocated Space

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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: B

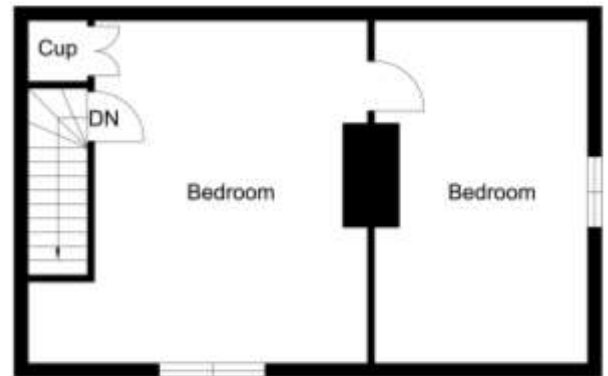
EPC RATING: TBC

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Ground Floor



First Floor

"EPC in Progress"

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