



Landshott Glebe Cottage

Elsdon

For Sale by Auction: Option 1, Terms and Conditions apply. The detached bungalow is tucked away in a serene setting, offering a peaceful retreat from the hustle and bustle of modern city life, surrounded by farmland with wonderful views of the countryside. The bungalow has been greatly improved by the current owners with a new slate roof, internal refurbishment including installing an LPG central heating system, new rewiring, off-grid solar power, kitchen, bathroom and ensuite, and full insulation in the main bedrooms. Externally there is a substantial garden of approx. 0.42 acres, outbuildings, and paddock circa 3.28 acres which is subject to a protected agricultural tenancy. The cottage has a summer room, lounge/diner, breakfasting kitchen, dining room, family bathroom and three bedrooms, one of which has an en-suite bathroom. Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000+VAT (total £2400) Auction Administration Fee. Joint Agents: The Agents Property Auction Ltd. Tel 01661 831360 Terms and conditions apply see www.agentspropertyauction.com

Auction Guide Price: £227,500

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Landshott Glebe Cottage Elsdon

Bedroom One 14'6 x 17'7 (4.42m x 5.36m)

With double glazed windows to the front and side, carpeted flooring and radiator.

Dining Room 13'11 x 8'10 (4.24m x 2.69m)

This room has a double-glazed window to the front, laminate flooring, radiator, a wood burning stove and sliding door wardrobe.

Lounge Dining Room 24'11 x 20 (7.59m x 6.07m)

This room has a double-glazed window to the front, an inglenook fireplace with wood burning stove, four radiators, storage cupboard and doors to the garden room.

Garden Room 12'11 x 9'11 (3.94m x 3.02m)

This room has a double-glazed window to the front and side, laminate flooring and a radiator.

Bathroom 12'2 x 5'11 (3.76m x 1.80m)

This room has a bath tub, wash hand basin, two double glazed windows to the rear, heated towel rail, laminate walls and wood effect flooring.

Office 7'11 x 8'11 (2.41m x 2.72m)

With carpeted flooring, radiator and a double-glazed window to the rear.

Bedroom Two 10'8 x 14'11 (3.25m x 4.55m)

This room has a double-glazed window to the side, carpeted flooring and two radiators.

En-Suite 5 x 10'7 (1.52m x 3.26m)

With bath tub, WC, wash hand basin, double glazed window to the rear, laminate walls, heated towel rail.



Kitchen Dining Room 10'10 x 21'10 (3.08m x 6.43m)

The kitchen has units with contrasting worktops, sink unit, wood effect flooring, space for a washing machine, double glazed windows to the rear and side, gas hob, space for an oven, central heating boiler, two radiators and a door to the lean to.

Lean to and Storage Area

To the rear of the property is a lean-to storage area with access to the garden.

Externally the property has gardens to the front, rear and side, outbuildings and a paddock circa 3.28 acres which has an ongoing agricultural tenancy with an income to the vendor of £150 per annum. The property also benefits from LPG gas heating and solar panels.

PRIMARY SERVICES SUPPLY

Electricity: Property is fully powered off-grid by Solar panels and Solar batteries. Mains electricity is disconnected, but the Buyer may reconnect, as facilities are in place

Water: Mains

Sewerage: Septic Tank

Heating: LPG for central heating and cooking is from an LPG Tank. Extra LPG in bottles for cooking.

Broadband: Fibre

Mobile Signal Coverage Blackspot: Yes

Parking: Driveway

MATERIAL / CONSTRUCTION

We have been informed that a third of the walls are brick/stone, with flat roof of fibreglass. Two-third of the walls are of unknown materials, with standard pitched roof of tiles/slates.

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.

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 TBC



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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.

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