



5 Kilham Cottages

Mindrum, TD12 4QS

Offers Over £249,950

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An excellent opportunity to purchase this charming stone built semi-detached cottage, which is located in the picturesque hamlet of Kilham, some 8 miles from Wooler. This delightful cottage offers a tranquil rural setting, perfect for those seeking a peaceful lifestyle away from the hustle and bustle of the city, with superb views of the surrounding countryside. The property boasts large lawn gardens, providing ample space for outdoor activities, gardening, or simply relaxing in the fresh country air, which has a useful workshop and a greenhouse. The well proportioned accommodation that is both cosy and functional, which is designed to make the most of its surroundings, with plenty of natural light through the double glazed windows and having the benefits of full electric heating.

The accommodation comprises of a kitchen/breakfast room with ample space for a table and chairs and a range of beech kitchen units with appliances. The spacious lounge overlooks the garden and has an attractive fireplace with a multi-fuel stove. There are two generous double bedrooms and a bathroom with a quality white suite.

Don't miss this opportunity to own this delightful cottage, which would make an ideal retirement or holiday home. No upper chain. Contact us today to arrange a viewing.



Entrance Hall

9' x 4'2 (2.74m x 1.27m)

Entrance door giving access to the hall which has a cloaks hanging area, two power points and the electric meters.

Kitchen/Breakfast Room

15'5 x 10'6 (4.70m x 3.20m)

Fitted with a range of beech wall and floor kitchen units with under unit lighting, granite effect worktop surfaces with a tiled splash back. Window to the front, rear and side, a steel sink and drainer, plumbing for an automatic washing machine and a freestanding electric cooker with a cooker hood above. Electric heater and nine power points.

Lounge

15'6 x 16'4 (4.72m x 4.98m)

A spacious reception room with a window to the front overlooking the garden and the surrounding countryside. Attractive fireplace with an oak surround, a marble inset and a multi-fuel stove. Built-in shelved recessed to the side of the fireplace with cupboard space below. The lounge has a beamed ceiling, six power points, a telephone point, an electric heater and a night storage heater.

Internal Hall

3'4 x 17'5 (1.02m x 5.31m)

With a window to the rear, an electric heater and a built-in storage cupboard. Two power points.

Bathroom

12'2 x 7'11 (3.71m x 2.41m)

Fitted with a white three piece suite which includes a bath with a shower and screen above, a toilet and a wash hand basin with a mirrored medicine cabinet above. Night storage heater, a heated towel rail and a wall mounted fan heater. Access to the loft and built-in airing cupboard housing the hot water tank. Frosted window at the front of the cottage.

Bedroom 1

15'6 x 10'1 (4.72m x 3.07m)

A large double bedroom with a window to the front and a

built-in wardrobe with cupboard space above. Electric heater and five power points.

Bedroom 2

11'7 x 9'9 (3.53m x 2.97m)

Another double bedroom with a window to the front, an electric heater and four power points.

Garden

A large lawn garden at the front of the cottage with a greenhouse and a large workshop offering excellent storage.

General Information

Full double glazing.

Full electric heating.

Three-phase electricity.

Tenure - Freehold.

All fitted floor coverings are included in the sale.

Services-Drainage into a septic tank, a private water supply and mains electric.

Council tax band A.

EPC

Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 - 16.30

Saturday - by appointment.

FIXTURES & FITTINGS

Items described in these particulars are included in the sale, all other items are specifically excluded. All heating systems and their appliances are untested.

This brochure including photography was prepared in accordance with the sellers instructions.

VIEWINGS

Please contact the agent for viewing availability.

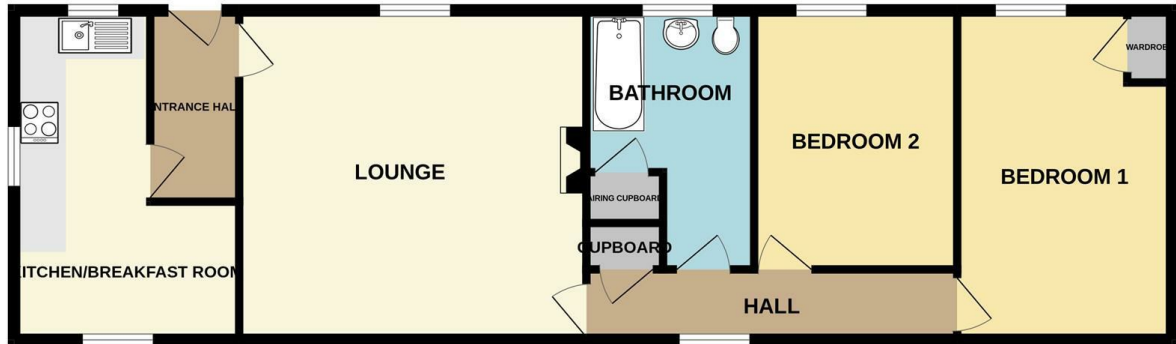
Strictly by appointment with the selling agent and viewing guidelines due to Coronavirus (Covid-19) to be adhered to.







GROUND FLOOR
841 sq.ft. (78.1 sq.m.) approx.



TOTAL FLOOR AREA : 841 sq.ft. (78.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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