



NORTH CROFT

SNITTER

£225,000

GUIDE
PRICE

AYRE
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01669 621312
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A quaint 'chocolate box' stone detached cottage located in the centre of village of Snitter. Originally the post office for the village and still features in a post box in the wall to the front elevation. The accommodation comprises: Entrance Hall, Sitting Room with large Inglenook fireplace with stone surround and log burner stove. A Farmhouse style Kitchen. To the First-Floor floor a spacious principal bedroom with dual aspect windows. Bedroom Two, with Velux window and Family Bathroom. Externally the property benefits from parking to the front and a separate garden to the rear. North Croft retains much character and would benefit from some modernisation but has potential to become an ideal starter home/holiday home/holiday let.

Snitter

A small village approximately 3 miles west of Rothbury. It stands between two streams called Wreigh and Lorbottle, which shortly afterwards unite, and join the Coquet river. Services in Thropton are approximately a mile away, which include the Shell forecourt with shop

Services

Mains electricity, electric heaters.
Wood burning stove

Postcode

NE65 7EJ

Local Authority

Northumberland County Council
Tel: 01670 627 000

Council Tax

Council Tax Band D - £2,369.03 2024/25

Tenure

Freehold

Title Numbers

ND62709

Viewing

Strictly by appointment with the selling agents.

EPC Rating

Current Rating - F
Full report available upon request.

Location

For detailed directions please contact the selling agents.

Connectivity

Satellite / Fibre TV Availability

BT

Sky

Virgin

Mobile Coverage

EE

Vodafone

Three

O2

Broadband

Basic 3 Mbps

Ultrafast 1000 Mbps

Details Prepared September 2024
Property Reference APS 5583907



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	31 F	
1-20	G		



Floor 0



Floor 1

Approximate total area⁽¹⁾
733.45 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

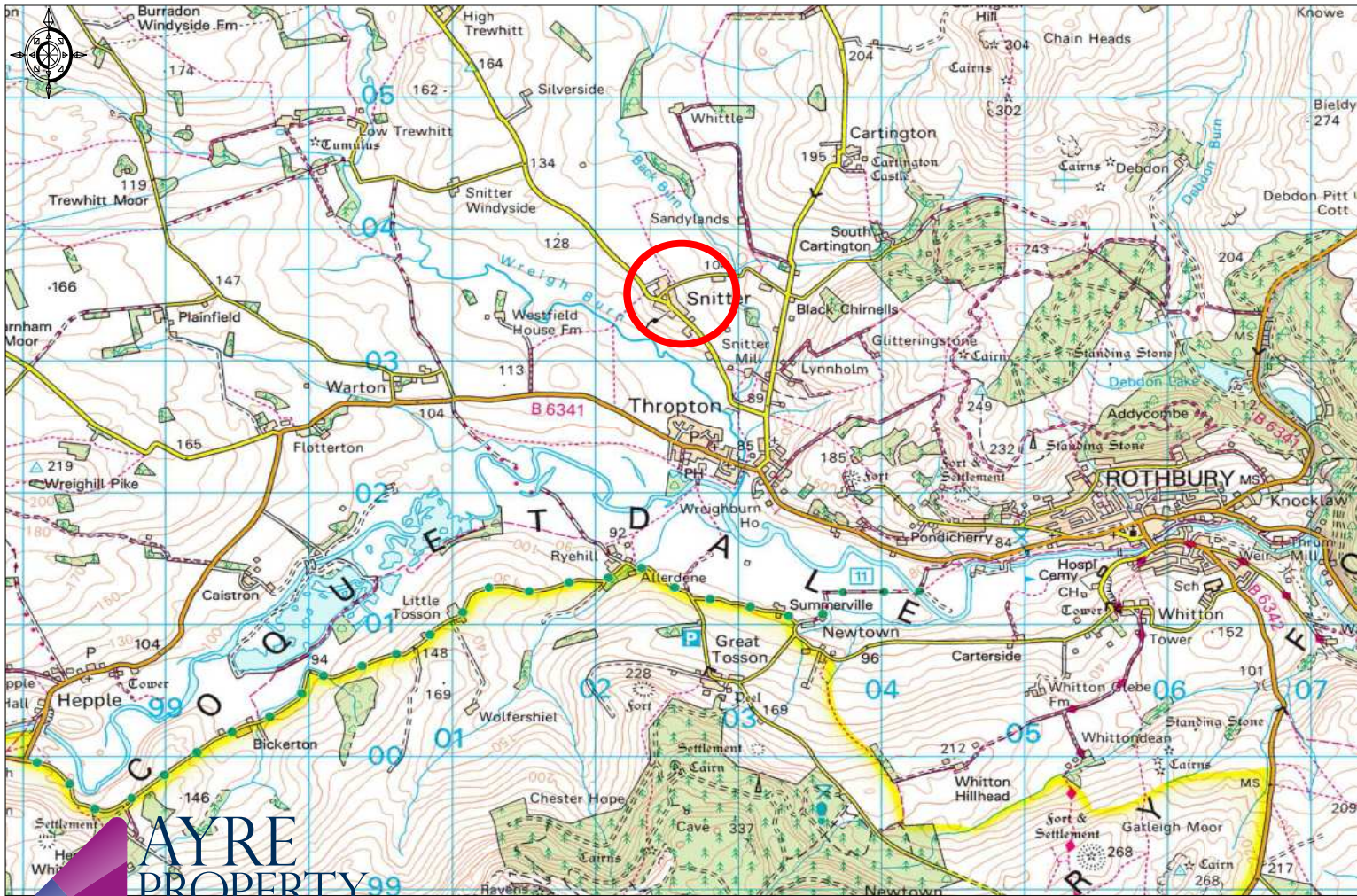












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