

Snuff Mill Cottage | Mitford | NE61 3PY

Offers In The Region Of £600,000

RMS | Rook Matthews Sayer

4 2 2

Substantial Family Home

Four Bedrooms

Picturesque Village Location

Bright and Airy Rooms

No Onward Chain

Stunning Wrap Around Garden

Large Driveway plus Garage

Freehold

For any more information regarding the property please contact us today









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Very rarely found on the market and with no onward chain, sits this substantial sized family home located in Mitford. The property boasts a fantastic position set within an extremely peaceful area with a one-of-a-kind wrap around garden. Internally the property offers a vast amount of space with scope to put your own stamp on your new forever home! Mitford itself is a picturesque village, just a 2-mile drive away from the historic town of Morpeth, with local amenities such as The Plough Inn local country pub and village hall. Mitford also falls within the catchment area for Morpeth's schools, making it ideal for families.

The property briefly comprises:- Entrance porch which also doubles up as a handy utility room, leading you into a hallway that oozes with character, from here you can access the kitchen. The generous sized kitchen is located to the rear of the property and has been fitted with a range of wood wall and base units, offering an abundance of storage. A spacious dining room can be found just off the kitchen and has been fitted with an oil fire, which is the focal point of the room. This is great space for families with ample space for your dining table and chairs. The downstairs bathroom has been fitted with a basin, W.C, and bath tub. You further benefit from a downstairs single bedroom, which could also be used as a home office to suit.

To the first floor of the accommodation, you are greeted by the inviting reception room, which is flooded with natural light due to the large picture-perfect window, offering views over the magnificent front garden. The master bedroom also offers fantastic views and the main family bathroom, which has been fitted with a basin, W.C, and bath tub with shower attachment.

To the upper floor of the accommodation, you have a further two double bedrooms, both of which have been carpeted and offer great space.

Externally the property has a private driveway, which can accommodate several cars plus double garage with light, power and inspection pit. There is a stunning mature wrap around garden which is full of vibrancy and life and offers you your very own tranquil oasis to relax in. The garden is extremely secluded and is a sheer credit to its current owners and will suit someone who enjoys outdoor living at its finest.

With no onward chain, this property offers plenty of scope to really make it your own and it won't be available for long! Call now to arrange your viewing.

MEASUREMENTS
Utility/ Porch: 18'7 x 6'10 (5.69m x 1.85m)
Hall: 25'2 x 8'9 (7.68m x 2.71m)
Kitchen: 13'10 x 14'11 Max Points (4.22m x 4.55m Max Points)
Dining Room: 18'6 x 11'11 (5.64m x 3.63m)
Lounge: 13'10 x 18'9 (4.22m x 5.72m)
Bedroom One: 13'10 x 11'9 (4.22m x 3.58m)
Bedroom Two: 15'1 x 11'10 (4.60m x 3.61m)
Bedroom Three: 11'9 x 11'10 (3.58m x 3.61m)
Bedroom Four: 9'10 x 9'9 (3.00m x 2.97m)
Bathroom One: 5'0 x 10'3 (1.52m x 3.13m)
Bathroom Two: 8'10 x 7'9 Max Points (2.46m x 2.40m Max Points)

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Septic Tank
Heating: Oil plus Oil Fire
Broadband: None
Mobile Signal / Coverage Blackspot: No
Parking: Large Driveway plus Double Garage

AGENTS NOTE – 'The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.'

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.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

The sale of this Property is subject to Grant of Probate. Grant of Probate has now been issued. Please seek an update from the Branch if you require any further information.

EPC Rating: E
Council Tax Band: F

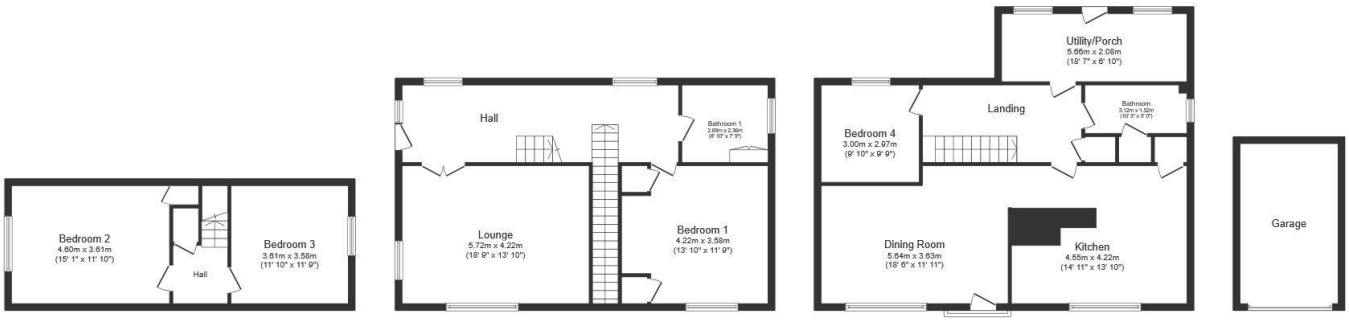
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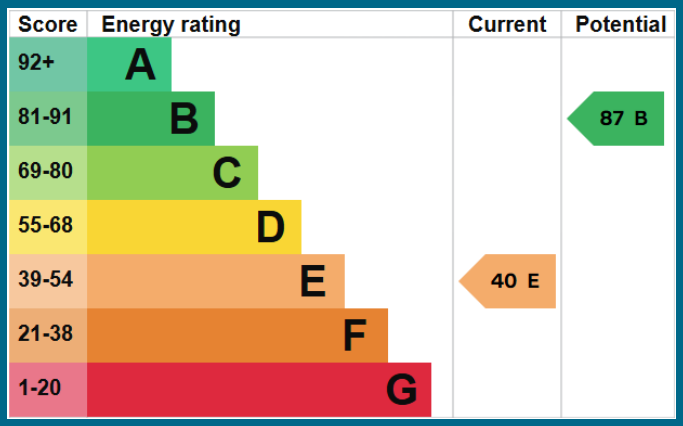
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Total floor area: 213.4 sq.m. (2,297 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

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.

The Property Ombudsman

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