



Pegswood Cemetery Cottage | Pegswood | NE61 6SJ

Auction Guide Price £90,000

RMS | Rook
Matthews
Sayer



2



1



1

Detached Cottage

No Onward Chain

Two Bedrooms

Bright and Airy Rooms

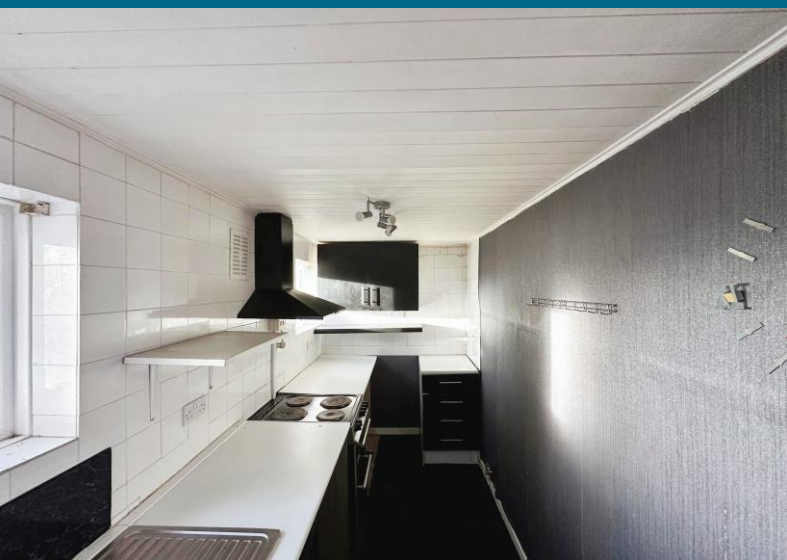
Separate Dining Area

Wrap Around Gardens

Renovation Project

Freehold

For any more information regarding the property please contact us today



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For Sale by Auction: 30th September 2026 Option 1.
Terms and Conditions apply.

With no onward chain, we have a fantastic opportunity for someone looking to sink their teeth into a renovation project. Rarely found on the market this secluded two-bed bungalow is located within Pegswood Cemetery. With well-proportioned rooms and a spacious enclosed garden. Pegswood itself offers a range of amenities on your doorstep to include a local co-op, primary school and doctor's surgery, whilst the hustle and bustle of Morpeth town Centre is just a short drive away where you have an array of local bars, restaurants and river walks to choose from. This property requires a full renovation but viewings are strongly recommended as we anticipate interest will be high.

The property briefly comprises:- Entrance into porch, which leads through to a spacious lounge with views over the front garden. This leads seamlessly through to a separate dining area which is a great space for families with plenty room for your dining table and chairs. The kitchen has been fitted with a range of wall and base units offering ample storage space throughout. You have two bedrooms, both of which are doubles and a family bathroom currently fitted with W.C., hand basin, bath and shower over bath.

Externally the gardens wrap around the entire bungalow revealing a view of cemetery, offering you the opportunity to live in a unique location within a beautiful setting for all seasons. There is currently no parking available at the property but there is the option remove the veranda to make parking.

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

Lounge: 12.95 x 11.15 Max Points (3.89m x 3.38m)
Dining: 10.13 x 16.43 Max Points (3.07m x 4.98m)
Kitchen: 5.17 x 11.02 (1.55m x 3.35m)
Back Porch: 9.13 x 4.08 (2.77m x 1.24m)
Bedroom One: 13.95 x 12.95 (4.19m x 3.89m)
Bedroom Two: 12.04 x 10.29 (3.66m x 3.10m)
Bathroom: 5.89 x 6.88 (1.73m x 2.03m)

PRIMARY SERVICES SUPPLY

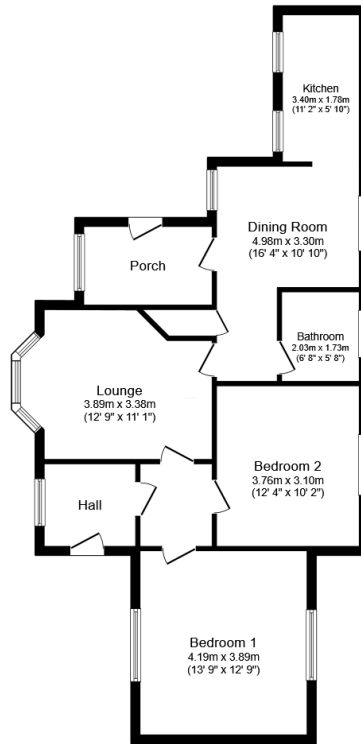
Electricity: Mains Supply
Water: Mains Supply
Sewerage: Septic Tank
Heating: Central Heating
Broadband: Buyer to install their own
Mobile Signal Coverage Blackspot: No
Parking: No Parking

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

EPC Rating: F
Council Tax Band: B

M00008242.AB.JD.15/09/2026.V.6



Floor Plan

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E		
21-38	F	21 F	
1-20	G		

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.

