



Simonside Cottage | Northumberland | NE65 8RW

Offers In The Region Of £200,000

ROOK
MATTHEWS
SAYER

**2****1****1****Quaint Terraced Home****No Onward Chain****Two Bedrooms****Relaxing Outdoor Garden****Beautiful Rural Location****On Street Parking Available****Stunning Views****Freehold**

For any more information regarding the property please contact us today

Simonside Cottage is a quaint two bedroomed terraced property located Wingates, Longhorsley. Wingates is a beautiful small rural hamlet located approximately 8 miles from the market town of Rothbury. Nearby the popular market town of Morpeth is just under 12 miles away, which has many delights to offer with an array of local bars, restaurants, shopping and nightlife on your doorstep. The property benefits from stunning views to both the front and rear, meaning it would make an ideal holiday cottage.

The property briefly comprises:- Entrance porch, leading straight into a generous sized lounge/diner that oozes with character. The lounge comes fitted with a log burner, which is the focal point of the room and will be cosy for those winter nights. The lounge is a great space with ample room for your dining room table and chairs. The kitchen is located to the rear of the property and has been fitted with a range of wood wall and base units. Appliances include oven and a four-ring gas hob.

To the upper floor of the accommodation, you have two generous sized bedrooms, one double and one single, which could also be used as an office to suit. The main bathroom has been fitted with W.C., hand basin, bath tub and shower over bath.

Externally, you have a large grassed area to the front of the property which pops with colour and vibrancy. The garden is a great space for relaxation with open views to the Northumberland coast and across the Tyne Valley. There is also a rear yard with outbuildings and access to the wooded rear garden, which gives open views of Simonside and the Cheviot hills. The property also comes with outbuildings. On Street parking is available.

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

Porch: 5'67 x 5'24 (1.72m x 1.59m)

Lounge: 14'91 x 17'40 (4.50m x 5.28m)

Kitchen: 17'40 x 5'95 Max Points (5.28m x 1.75m Max Points)

Bedroom One: 19'78 x 7'57 Max Points (5.97m x 2.26m Max Points)

Bedroom Two: 7'76 x 9'40 (2.31m x 2.84m)

Bathroom: 6'76 x 5'68 (2.01m x 1.68m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: LPG and Log Burner

Broadband: Fibre to Premises

Mobile Signal / Coverage Blackspot: No

Parking: On Street 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

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.

EPC Rating: F

Council Tax Band: B (Provisional)

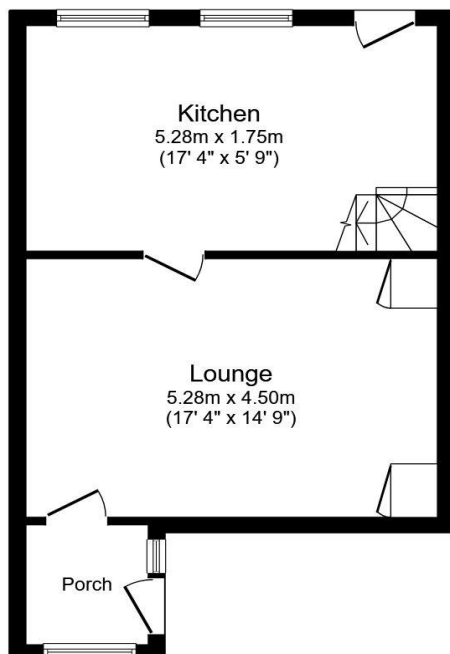
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T: 01670 511 711

morpeth@rmsestateagents.co.uk

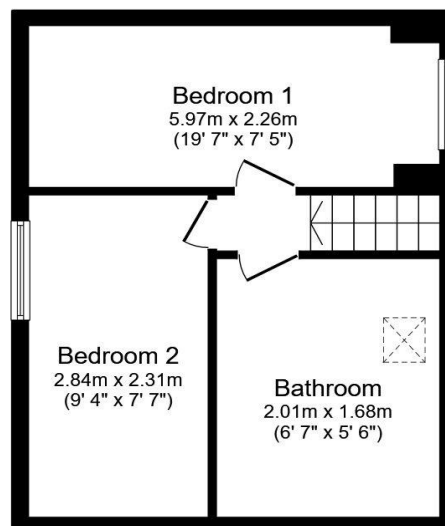
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Ground Floor

Floor area 39.0 sq.m. (420 sq.ft.)



First Floor

Floor area 36.2 sq.m. (390 sq.ft.)

Total floor area: 75.2 sq.m. (810 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E		
21-38	F	28 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

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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