



Smalesmouth | Falstone | NE48

£265,000

Rural semi-detached cottage with paddock, woodland, burn
and open countryside views

ROOK
MATTHEWS
SAYER



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PRIVATE GARDENS

NO ONWARD CHAIN

SEMI-DETACHED COTTAGE

PADDOCK

COUNTRYSIDE SETTING

OPEN VIEWS

THREE BEDROOMS

CHARACTER FEATURES

This charming semi-detached cottage offers rural living with a green open outlook, gated driveway parking and plenty of character features throughout.

A small entrance lobby greets you from the front door giving access to the staircase to first floor and door through to the lounge.

The lounge is a spacious room with large storage cupboard beneath the stairs and beautiful stone feature inglenook fireplace. This is a south facing room with wonderful views to the fells and beyond. There is plenty of space for lounging and dining furniture.

To the side of the lounge, is the ground floor bedroom with south facing window and space for full bedroom furniture set. This room would make an ideal dining room or studio.

The kitchen is off the lounge to the rear, generous in size with a window out to the courtyard.

Off the kitchen are two doors, one to the rear porch/utility which currently houses the central heating boiler and a second through to the bathroom at the very rear of the property offering a separate contained WC with heated linen cupboard.

Following the stairs up from the entrance lobby, brings you to the first of the upstairs bedrooms. A very spacious room with generous alcove and storage cupboard. South facing views are enjoyed from here.

A door from this room leads through to the second bedroom, again offering lots of space and an east facing window looking over the adjoining farmland.

Externally this cottage offers its own attached stone outhouse storage space for garden equipment and log store. The gardens are walled and private running down to the burn.

This cottage is a real gem offering peaceful rural life with green views, plus a small paddock which takes you down through woodland to the banks of the Smales burn.

No 2 Smalesmouth Cottage is located in an area that contains some of the darkest skies in Europe. Step out and walk up the fell for 800 metres to the edge of the giant Kielder forest, which actually began its life here with initial planting in 1926. Only a mile or so away is the spectacular Kielder water, with its terrific views, along with walking and cycling tracks. Plus, shops and a restaurant.

The Dark Sky Observatory nestling in the vast swathes of the unique and magnificent countryside of the north Tyne valley can transport you to the stars! A short walk from the cottage takes you to the banks of the North Tyne River. Nearby the village of Falstone has a pub and a tearoom, and there is also a pub and restaurant with accommodation in Stannersburn, very close to the cottage.

A 15 minute drive takes you to Bellingham where there is an array of amenities including petrol station, shops, pharmacy, doctors surgery as well as both primary and middle Schools. There is a further primary school at Greenhaugh.

Viewings are strongly recommended to appreciate the location, space and lifestyle on offer. Worth noting, the other half of this semi-detached cottage is also available for sale.



INTERNAL DIMENSIONS

Kitchen: 7'5 x 11'3 (2.26m x 3.43m)

Lounge: 15'11 x 12'9 (4.85m x 3.89m)

Bathroom: 7'7 x 6'1 (2.31m x 1.85m)

WC: 5'7 x 2'11 (1.70m x 0.89m)

Bedroom One: 15'11 x 9'11 (4.85m x 3.02m)

Bedroom Two: 15'10 x 9'11 reduced height (4.83m x 3.02m)

Bedroom Three: 16'0 x 15'10 into alcove (4.88m x 4.83m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Private

Sewerage: Septic Tank

Heating: Oil

Broadband: None

Mobile Signal Coverage Blackspot: No

Parking: Allocated Space

MINING

We are unaware of any works affecting this property however the North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

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

COUNCIL TAX BAND: B

EPC RATING: F

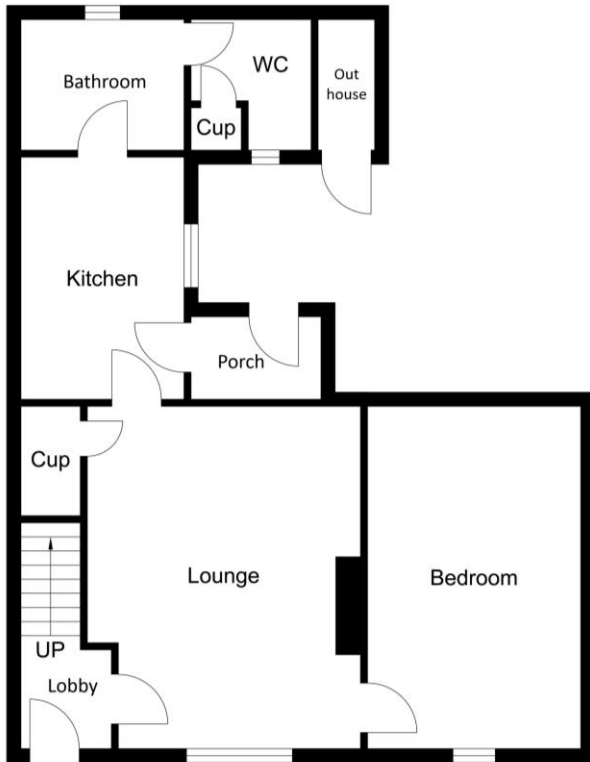
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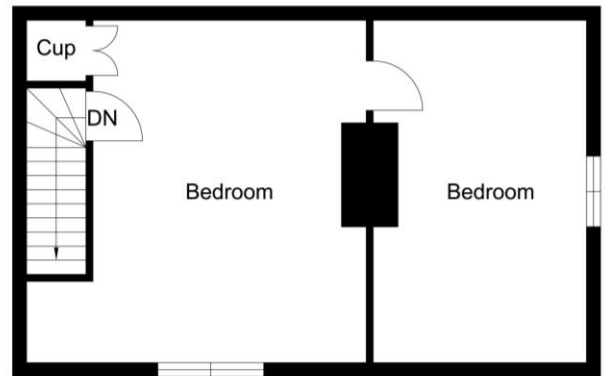
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ROOK
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Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E		
21-38	F	36 F	
1-20	G		

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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

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