



Smalesmouth | Falstone | NE48

£265,000

Rural semi-detached cottage with paddock and open views.

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SEMI-DETACHED COTTAGE

OIL-FIRED CENTRAL HEATING

RECENT DOUBLE GLAZING

RURAL SETTING

ADJOINING PADDOCK

CHARACTER FEATURES

OPEN VIEWS

NO ONWARD CHAIN

For any more information regarding the property please contact us today

A rare opportunity to buy this historic period cottage which has been under the same family ownership for over 80 years. The property is full of charming character features and is situated in an idyllic rural setting.

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 alcove beneath the stairs and large stone inglenook feature fireplace. This is a south facing room with space for lounging and dining furniture.

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 and a second through to the bathroom at the very rear of the property offering a separate self-contained WC with linen cupboard.

Off the lounge, to the side, is the ground floor bedroom with south facing window, built-in wardrobes and space for full bedroom furniture set. This room would make an ideal dining room or studio also.

Following the stairs up from the entrance lobby, brings you to the first of the upstairs bedrooms. A very spacious room with two alcoves, ideal for storage options.

A door from this room leads through to the second bedroom, again offering lots of space and a west facing window looking over the adjoining garden and paddock. Externally this cottage offers its own attached stone

outhouse which currently houses the new central heating boiler as well as offering space for garden equipment. There is also an additional tin garden store/shed. The gardens are walled and private and views across the open farmland are enjoyed to the south.

This cottage really is a gem offering peaceful rural life with green views and private outside space.

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.

Smalesmouth is ideally situated in the Northumberland National Park. The nearby village of Falstone is a popular destination offering a community garden, play area, riverside walk, pubs, and a tearoom.

A short drive up the Upper Tyne Valley brings you to Kielder Water renowned for a wide range of outdoor activities, including walking, cycling, angling and water sports. There are numerous places to relax and explore, including Kielder Waterside Park and Kielder Castle. Famed for the darkest night skies in England thanks to minimal light pollution, Kielder Water & Forest Park is a star gazer's heaven having gained Dark Sky Park Status and is home to the Kielder Observatory. To the east of Smalesmouth is the historic market town of Bellingham. About 15 minutes by car, it is convenient for groceries, further hospitality options, schooling and leisure facilities.

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INTERNAL DIMENSIONS

Kitchen: 11'7 x 7'5 (3.53m x 2.26m)
Lounge: 15'11 x 16'0 (4.85m x 4.88m)
Bathroom: 7'4 x 5'11 (2.24m x 1.88m)
WC: 6'0 x 5'9 (1.83m x 1.75m)
Bedroom One: 9'11 into robes x 15'11 (3.02m x 4.85m)
Bedroom Two: 15'10 x 9'7 reduced height (4.83m x 2.97m)
Bedroom Three: 12'9 x 16'1 reduced height (3.89m x 4.90m)
Boiler House: 6'9 x 3'4 (2.06m x 1.02m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Private
Sewerage: Septic Tank
Heating: Oil
Broadband: None
Mobile Signal Coverage Blackspot: No
Parking: Vehicular access to cottage via farm track

MINING

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.

AGENTS NOTE

The garage may contain asbestos, this is not confirmed and you should carry out your own checks as part of the conveyancing process.

TENURE

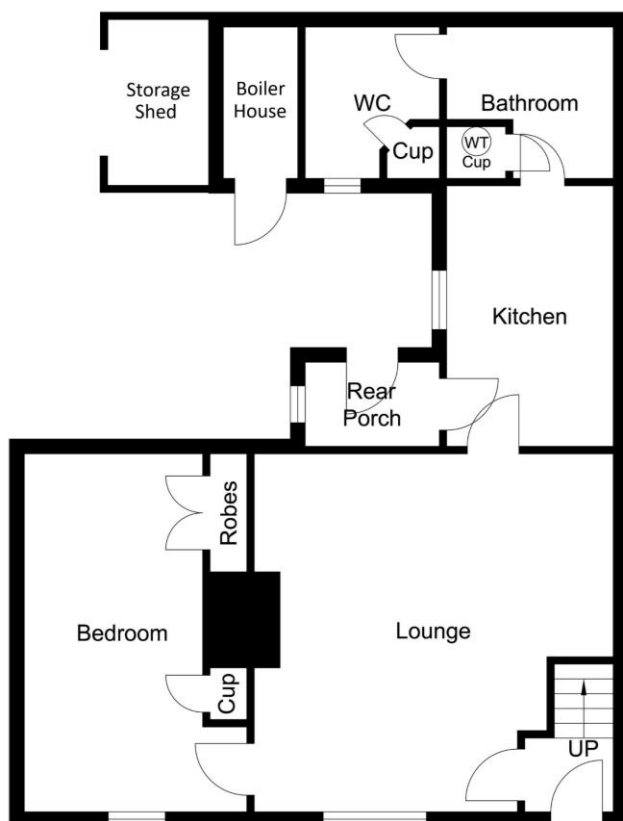
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

COUNCIL TAX BAND: B

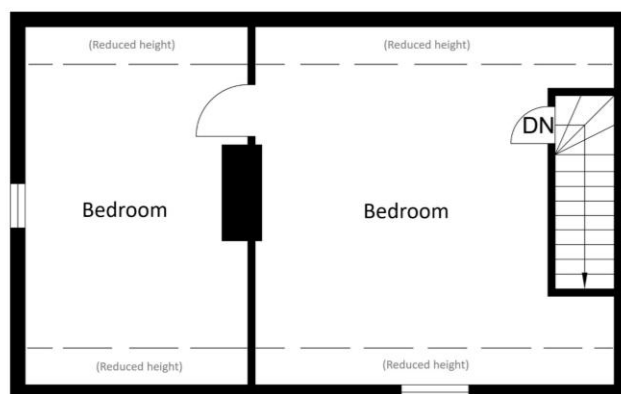
EPC RATING: E

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Ground Floor



First Floor

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