



Rennington Village | Rennington | NE66 3RS

£195,000

A traditional and charming stone cottage located in the sought-after Northumberland village of Rennington, only a few miles inland from Embleton, Low Newton and Craster, and approximately 5 miles from the historic town of Alwick.

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STONE COTTAGE

ONE DOUBLE BEDROOM

SPACIOUS LOUNGE

LAWN GARDEN TO FRONT

PRIVATE GRAVELLED GARDEN

OUTBUILDINGS

OPEN COUNTRYSIDE VIEWS

NO ONWARD CHAIN

For any more information regarding the property please contact us today

The stunning aspect from the long front garden of the cottage offers wonderful open views, whilst a sizeable piece of land across the lane at the rear of the property has been landscaped, providing a private and enclosed garden.

Inside, the accommodation has a spacious lounge with room for a table and chairs, a double bedroom, kitchen and bathroom. Having been refurbished by the current vendors following their purchase 12 years ago, the property has been re-fitted with a new kitchen and bathroom, as well as cosmetic updating, new front and rear doors, guttering and insulation.

ENTRANCE HALL

Double glazed composite door | Doors to bedroom and lounge

**BEDROOM ONE 10' 2" x 14' 1" into alcove)
(3.10m x 4.29m)**

Double glazed window | Radiator | Loft access

LOUNGE 14' 2" x 14' 6" (4.31m x 4.42m)

Double glazed window | Radiator | Storage cupboard housing hot water tank | Fireplace with electric fire

REAR HALL

Double external door | Loft access | Doors to lounge, bathroom and kitchen

BATHROOM

Double glazed frosted window | Bath with electric shower and glass screen | Wash hand basin with cabinet | Close coupled W.C. | Ladder style heated towel rail | Downlights | Extractor fan | Cushioned vinyl flooring

KITCHEN 5' 6" x 11' 6" (1.68m x 3.50m)

Double glazed window | Radiator | Part tiled wall | Downlights | Cushioned vinyl flooring | Fitted wall and base units | space for electric cooker | 1.5 Stainless steel sink | Space for fridge freezer | space for washing machine

FRONT GARDEN

Lawn | hedged boundaries

REAR GARDEN

Two stone outhouses | Separate private gravelled garden

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Oil

Broadband: None

Mobile Signal Coverage Blackspot: NO

Parking: There is a right of access leading to a private lane at the rear of the cottage. The residents park alongside their property, leaving sufficient space for the neighbouring properties to access their land.

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.

RESTRICTIONS AND RIGHTS

Restrictions on property? YES – Can't be used as a holiday let rental

Public rights of way through the property? NO, although there is a right of access via a path at the front of the cottages and lane at the rear for neighbouring residents.

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: A

EPC RATING: D

AL007574.DM.JA.13/8/2024.V2 / 19.05.2026

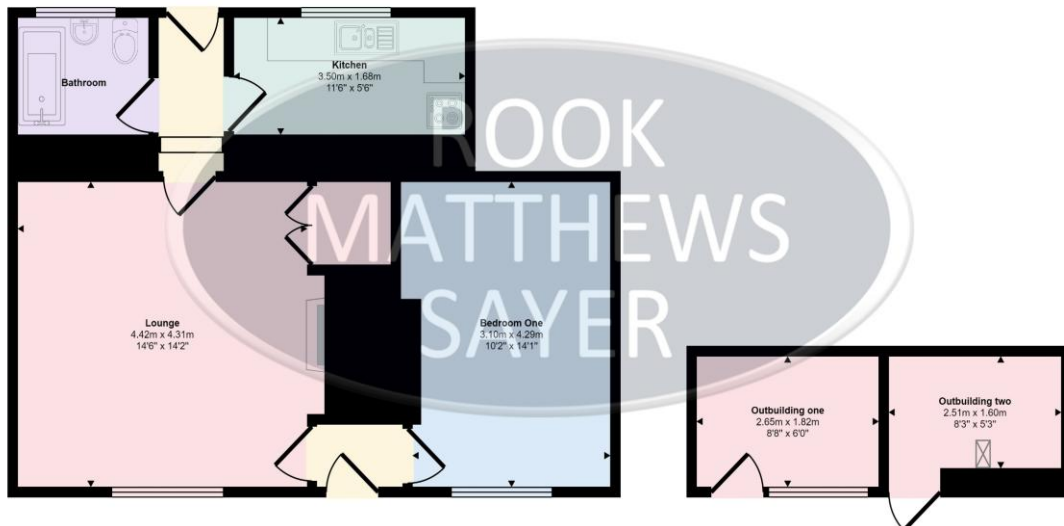
AMENDED PRICE - HH

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		





Approx Gross Internal Area
62 sq m / 667 sq ft



Ground Floor
Approx 52 sq m / 562 sq ft

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Outbuildings
Approx 10 sq m / 105 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Version 1.0

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.

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.



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