



Main Street | North Sunderland | NE68 7TT

£230,000

'Grace Cottage' is a delightful and characterful two bedroom 19th century stone cottage offering peaceful village living in the quiet hamlet of North Sunderland while maintaining a close connection to the seaside town of Seahouses with shops, cafes and restaurants being within a healthy stroll or a short drive away. Beautifully presented throughout with a neutral décor and a well-appointed kitchen and shower rooms, this property is brimming with charm and a warm welcoming atmosphere.

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CHARACTERFUL 19TH CENTURY COTTAGE

NO UPWARD CHAIN

BEAUTIFULLY PRESENTED THROUGHOUT

PRETTY COURTYARD WITH A SUNNY ASPECT

**LOCATED IN THE HIGHLY DESIRABLE VILLAGE
OF NORTH SUNDERLAND**

**WELL-APPOINTED KITCHEN, BATHROOM &
EN-SUITE SHOWER ROOM**

**LOUNGE WITH WOOD BURNING STOVE &
EXPOSED STONE WALLS**

VIEWING STRONGLY RECOMMENDED

For any more information regarding the property please contact us today

Grace Cottage, 151 Main Street, North Sunderland, NE68 7TT

On entering, the lobby accesses the stairs to the first floor and walking into the lounge an original fireplace recess with stone upstands and lintel frames the wood burning stove. The window to the front fills the room with natural light and there is ample space for everyday living with a small table for eating. The inner lobby with exposed stone walls is the perfect space for coats and shoes and there is a useful storage cupboard under the stairs.

The kitchen is well equipped with wall and base units, work surfaces and a sink unit along with a built-in electric hob, oven and extractor and space for a washer and fridge. This light and airy room is enhanced with a Velux rooflight and glazed rear door to the courtyard. There is a shower room located to the ground floor with walk in shower, vanity wash hand basin and low level w.c.

Stairs to the first floor accesses the two bedrooms. The main is a good-sized double with dual aspect windows and boasts a lovely en-suite shower room. The second bedroom is a single however it does have space for drawers/wardrobe.

Standing back from the roadside there are steps from the pavement leading to the entrance door. To the rear there is a courtyard with a sunny aspect and a raised decking area which is a fabulous outdoor space for al fresco eating or simply to sit and enjoy the peace and quiet. The outbuilding provides an excellent storage space.

North Sunderland is a desirable location yet close to the glorious coastline with the sandy golden sands of Seahouses lying closeby. There are plenty of shops, a supermarket, cafes and fish and chip shops with restaurants which are renowned in the area. A huge attraction to Seahouses is its boat trips to The Farne Islands, where you can see puffins during spring and summer, grey seal colonies and an array of other wildlife throughout the year. The neighbouring village of Bamburgh with a wide sandy bay has one of the county's most iconic fortresses on the coastline which was one home to the kings of ancient Northumbria.

There is a regular bus service through Seahouses which commences its journey from Newcastle and continues along the villages on the coast to Berwick. The A1 which runs through the county from North to South is within easy reach with links to the wider motorway networks. There is a small railway station at Chathill with limited services however the main stations at Alnmouth and Berwick offer a fast train service to Edinburgh and Newcastle with onward connections throughout the country.

Benefitting from double glazing and central heating, this enchanting stone cottage is ideal for anyone looking for a coastal retreat or their forever home. The property is tucked away in a village location yet easy to walk or drive to the sands and sea of the coast. Offered with no upward chain, this is the perfect opportunity to purchase a delightful home which has been lovingly cared for by its current owners and very much enjoyed over the years.

T: 01665 510044

Branch alnmick@rmsestateagents.co.uk

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ENTRANCE LOBBY

LOUNGE

15' (4.57m) max x 12'8" (3.86m) max

INNER LOBBY

KITCHEN

12'6" (3.81m) max x 10' (3.05m) into door recess

Fitted electric hob, oven and extractor

SHOWER ROOM

BEDROOM ONE

12'5" (3.78m) max into bay x 11' 6" (3.51m) into door recess

EN-SUITE SHOWER ROOM

BEDROOM TWO

8'4" (2.52m) x 6' (1.83m)

COURTYARD TO REAR

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Oil & Wood Burner

Broadband: Open Reach Website confirms Fibre to the Cabinet is available in the area

Mobile Signal Coverage Blackspot: No

Parking: On Street Parking

AGENTS NOTE

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.

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.

TENURE

Creeping Flying Freehold - It is understood that this property is creeping flying 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: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C

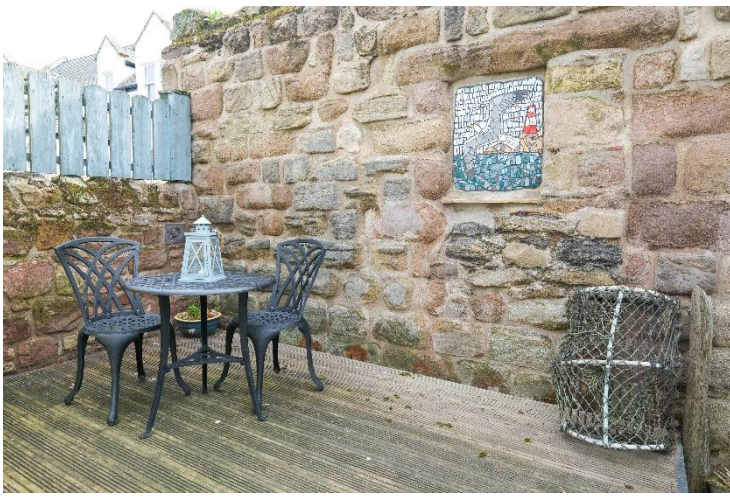


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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some 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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