



Brook Cottage | Catton | NE47

£570,000

RMS | Rook
Matthews
Sayer



3



4



2

Detached Family Home

Farmhouse Character

Three Double Bedrooms

Ample Parking

Modern Upgrades

Luxury Bathroom

Extensive Gardens

South-West Conservatory

For any more information regarding the property please contact us today.

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Brook Cottage is a stunning detached home offering spacious open-plan living, extensive gardens, sweeping driveway parking and a double garage.

Originally three terraced cottages, the property has been thoughtfully combined and extended to create an idyllic family home that blends traditional farmhouse character with modern upgrades.

In recent years the property has benefited from significant improvements including a new roof, central heating boiler, conservatory, damp proofing works, replacement windows throughout, bespoke garage door, pet-friendly perimeter fencing, internal flooring and external rendering.

A fully glazed entrance porch provides a practical space to greet visitors before leading into the impressive open-plan living and dining area.

The lounge is a characterful room featuring beamed ceilings, exposed stone walls and an impressive double-ended fireplace with dual cast stove. Large windows allow plenty of natural light while maintaining a warm, cosy atmosphere. Doors lead to both ends of the house, the staircase to the first floor, and the south-west facing conservatory.

Added in 2022, the conservatory features porcelain floor tiling and bi-folding doors opening onto the garden. The billiards room is a versatile space currently used for recreation but equally suited as a formal dining room, benefiting from the dual stove.

Beyond this is the modern kitchen, fitted with contemporary units, work surfaces and integrated appliances including a dishwasher, double eye-level oven, full-height fridge and freezer. A large window overlooks the rear decking and garden.

A rear hallway provides access to a ground floor WC, utility room with plumbing for appliances, and an external door to the garden.

Upstairs, the spacious landing is currently used as a home office/snug area with ample room for seating and workspace. From here there is access to the principal bedroom and upper hallway.

The principal bedroom is bright and spacious with dual-aspect windows and an en-suite shower room. Two further double bedrooms and a beautifully finished family bathroom complete the accommodation, featuring a walk-in shower, freestanding elliptical bath, wash basin, WC and full wall tiling.

The integral garage has been partially divided to create an additional utility/storage area housing the heating system while retaining garage space with wide vehicle access doors.

Externally, the property sits within a generous plot, mainly laid to lawn with mature borders and shrubs. A gated driveway sweeps through the grounds to the garage, passing the front entrance and providing ample parking. To the rear, a south-west facing garden offers a wonderful evening sun trap with raised decking and patio areas.

INTERNAL DIMENSIONS

Kitchen: 12'10 max x 9'11 max (3.91m x 3.02m)

Utility: 6'0 max x 5'11 max (1.83m x 1.80m)

Dining Room: 15'11 max x 14'1 max (4.85m x 4.29m)

Living Room: 26'11 max x 15'4 max (8.20m x 4.67m)

Conservatory: 11'11 max x 11'9 max (3.63m x 3.58m)

Garage: 11'9 max x 11'2 max (3.58m x 3.40m)

Utility: 11'9 max x 5'3 max (3.58m x 3.40m)

Bedroom One: 13'4 into recess x 11'11 max (4.06m x 3.63m)

Ensuite: 9'1 max x 3'2 max (2.77m x 0.97m)

Bedroom Two: 12'9 max x 12'0 max (3.89m x 3.66m)

Bedroom Three: 10'3 max x 9'9 max (3.12m x 2.97m)

Family Bathroom: 14'2 max x 5'7 max (4.32m x 1.70m)

Landing/Study: 13'4 max x 15'6 max (4.06m x 4.72m)

Detached Garage: 15'5 max x 17'4 max (4.70m x 5.28m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Oil & Wood Burner

Broadband: Fibre to cabinet

Mobile Signal Coverage Blackspot: No

Parking: Garage & Driveway

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

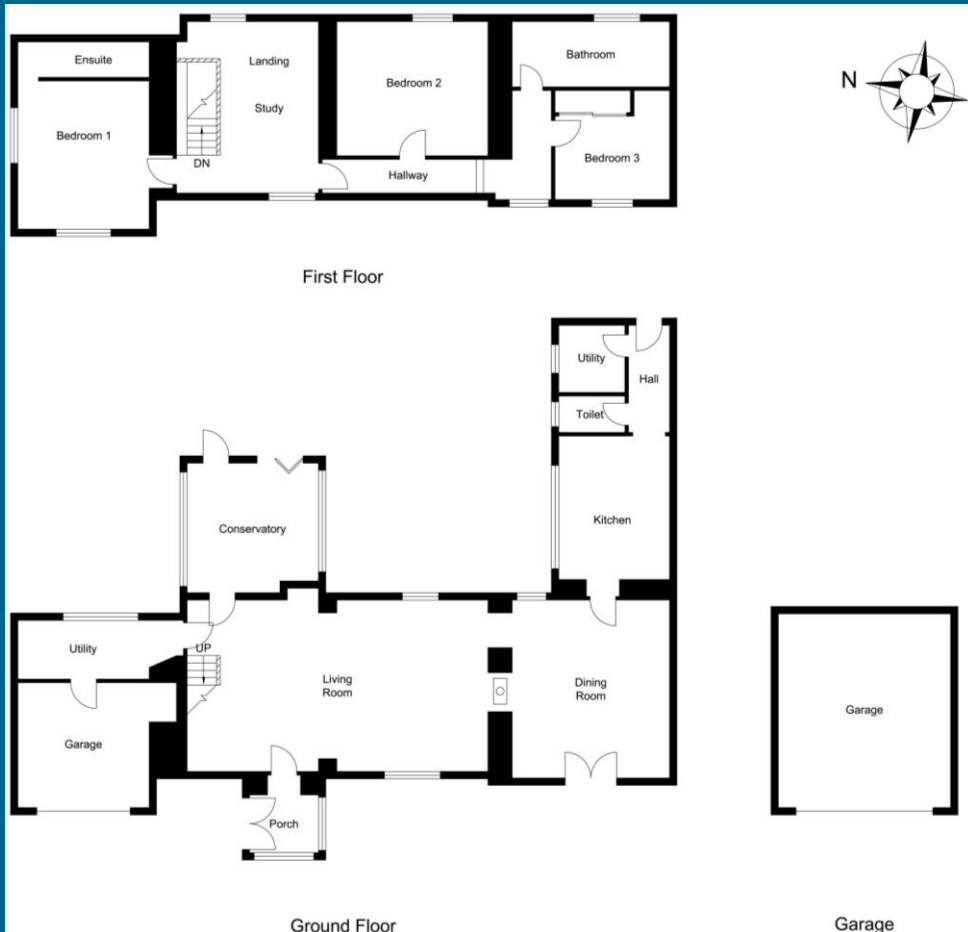
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: E

EPC RATING: E

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		



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