

For Sale
RMS | Rook
Matthews
Sayer
01434 601616
hexham@rmsestateagents.co.uk

Cobblers
Cottage

Middle Street | Corbridge | NE45

£350,000

RMS | Rook
Matthews
Sayer



Semi-Detached

Character Beams

Two Bedrooms

Modern Kitchen & Bathroom

Sunny Courtyard

Stone Feature Wall

Village Location

Grade II Listed

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



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This stunning stone-built period cottage is ideally positioned in the heart of Corbridge and benefits from rare private off-street parking.

Access is available via the front door from a shared lane or the rear door from the garden.

The ground floor comprises a lounge, kitchen, dining room, snug and shower room, while the first floor offers two double bedrooms and a 'Jack and Jill' WC.

The lounge is a spacious, characterful room featuring original stonework and a central inglenook fireplace with multi-fuel stove, creating a warm and inviting atmosphere.

A separate snug sits just off the lounge, with a built-in bookcase and useful storage beneath the stairs, offering a flexible additional reception space.

To the rear, the kitchen and dining room are slightly elevated from the lounge and connected internally. The kitchen is newly fitted with integrated appliances, modern units and a concealed cooker hood, while the dining room is bright and airy with large windows and a glazed door leading to the garden.

The shower room is located off the entrance hall and fitted with a modern suite and stylish tiling. Upstairs, a bright landing leads to two double bedrooms, both featuring exposed stonework and beams. The bedrooms are linked by a 'Jack and Jill' WC, and the main bedroom also benefits from built-in storage.

The property has also benefited from recent upgrades including a new boiler and new downstairs radiators, improving day-to-day comfort and efficiency.

Externally, the rear garden offers a rare feature for the village, with an electric garage door providing secure off-street parking. The remaining space is paved in attractive sandstone, creating a low-maintenance and private outdoor area.

Located in the heart of Corbridge, this charming village offers a blend of historic character and modern convenience. Set along the River Tyne, it features picturesque streets, boutique shops, and welcoming cafés. With excellent transport links and easy access to Newcastle upon Tyne, it's ideal for commuters. Surrounded by beautiful Northumberland countryside, it's perfect for those seeking a peaceful yet well-connected lifestyle.

INTERNAL DIMENSIONS

Kitchen: 11'0 into alcove x 9'0 max (3.35m x 2.74m)

Lounge: 15'3 max x 11'11 into alcove (4.65m x 3.63m)

Snug: 8'8 max 6'7 max (2.64m x 2.01m)

Dining Room: 10'4 max x 9'4 max (3.15m x 2.84m)

Bedroom One: 13'4 plus robes plus window recess x 11'11 max (4.06m x 3.63m)

Bedroom Two: 15'9 max x 7'5 max (4.80m x 2.26m)

Shower Room: 6'7 into recess x 6'0 plus recess (2.01m x 1.83m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: 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.

RESTRICTIONS AND RIGHTS

Grade II Listed

Public rights of way through the property? Yes

Neighbour has right of way along the fenced path.

Agents Notes

Some images within this brochure have been digitally enhanced using AI to illustrate potential furnishings and presentation. The property is currently offered unfurnished.

TENURE

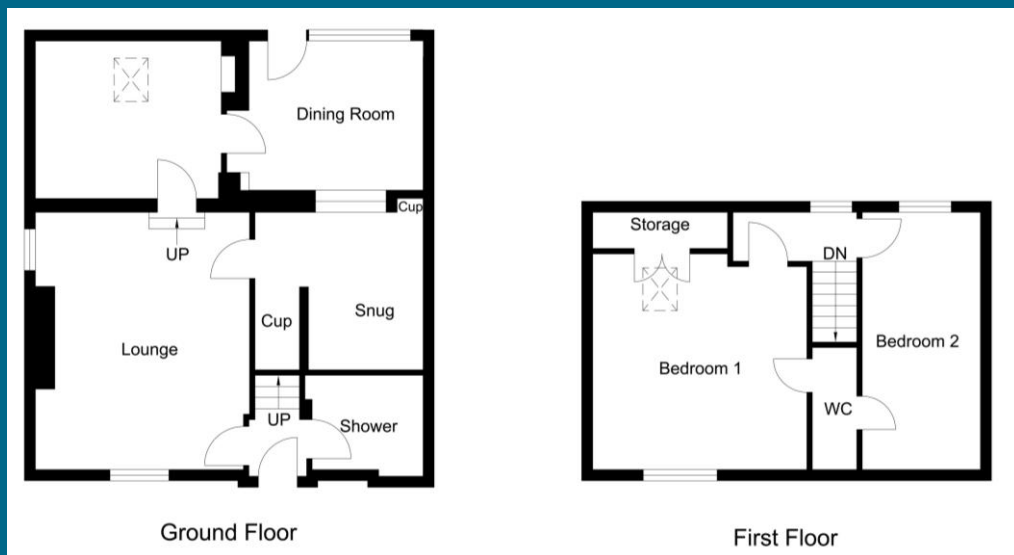
Freehold - It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: C

EPC RATING: E

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



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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.