Cherry Tree Cottage | Park Village | NE49

Offers in the Region of £270,000

Cosy detached cottage with character features and modern additions. South facing gardens with patio, stone outbuilding and lots of driveway parking.

Additional large rear gardens available under separate negotiation.

ROOK
MATTHEWS
SAYER

2 1 2

DETACHED COTTAGE

TWO DOUBLE BEDROOMS

GARDEN ROOM

GARDENS

CHARACTER FEATURES

COVERED DRIVEWAY

RURAL HAMLET

ADDITIONAL LARGE GARDEN SPACE AVAILABLE

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:
The cottage is entered from the front garden into the recently added garden room which faces South, overlooking the patio and beautiful gardens beyond. The garden room offers sliding patio doors out onto the terrace which is a real bonus on a summer day.

The kitchen is well presented with a great range of wall and base cupboard units and drawers. Window to the rear elevation and very handy utility room off the kitchen with space for appliances and further built-in storage units, worktops and sink unit.

A handy WC is situated beneath the stairs for convenient comfort, especially when hosting guests.

The lounge is situated to the front elevation, making the most of the westerly aspect, allowing plenty of light to flood through both windows. The inglenook fireplace housing multi-fuel stove is the heart of the room and there is plenty of space for dining furniture also.

Stairs lead up from the lounge to the first floor landing which gives access to all rooms upstairs.

The main bedroom is generous in size with a fabulous range of wardrobes and good size walk-in cupboard, making use of the space above the stairs.

The second bedroom is a double with plenty of space for bedroom furniture. There are exposed beams and the window in this room overlooks the private side lawn.

The shower room is well presented with a modern large shower cubicle, WC and hand wash basin. Stylish tiling to walls and window to the rear elevation make this a pleasant room.

Externally, the property offers south facing front gardens with well-presented patio area and stone outbuilding for storage. Two separate driveways on either side of the property, one of which is covered, offer plenty of off street parking.

Park Village is a peaceful quaint historic village situated on the South edge of the Tyne Valley. Picturesque countryside and rural walks are a plenty nearby with Hadrian's Wall and the North Pennines only a stone's throw away.

Less than 2.5 miles from Haltwhistle Town, Cherry Tree Cottage is within easy reach of which offers local amenities such as schools, train station, hospital, groceries, public houses and restaurants as well as leisure centre with swimming pool. Haltwhistle has an industrial history and is named as the very centre of Britain geographically.

Maybe you would enjoy having cycle route 68 almost on your doorstep which follows the historic railway line from Haltwhistle to Alston and offers a scenic route to enjoy on foot or bicycle.

This property is cosy with plenty of character but also a modern edge, making it the perfect home to relax and unwind in, away from the hubbub of city life. The prospect of the additional large garden to the rear is another huge benefit (separate negotiation).

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INTERNAL DIMENSIONS

Lounge: 10'10 into stairs x 13'3 (3.30m x 4.04m)
Kitchen: 15'5 narrowing to 12'1 x 9'0 (4.7m-3.68m x 2.74m)
Utility: 9'2 x 6'9 narrowing to 3'4 (2.79m x 2.06m-1.02m)
Garden Room: 13'5 x 5'10 (14.09m x 1.78m)
Bedroom 1: 15'4 into robes x 13'3 (4.67m x 4.04m)
Bedroom 2: 12'11 x 9'1 (3.94m x2.77m)
Shower: 6'4 x 6'3 (1.93m x 1.91m)
WC: 7'2 x 2'9 (2.18m x 0.84m)

PRIMARY SERVICES SUPPLY

Electricity: Mains (with Solar Panels)
Water: Mains
Sewerage: Mains
Heating: Oil & Multi-Fuel Stove
Broadband: Satellite Available
Mobile Signal Coverage Blackspot: No
Parking: Driveway and Car Port

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: B

EPC RATING: D

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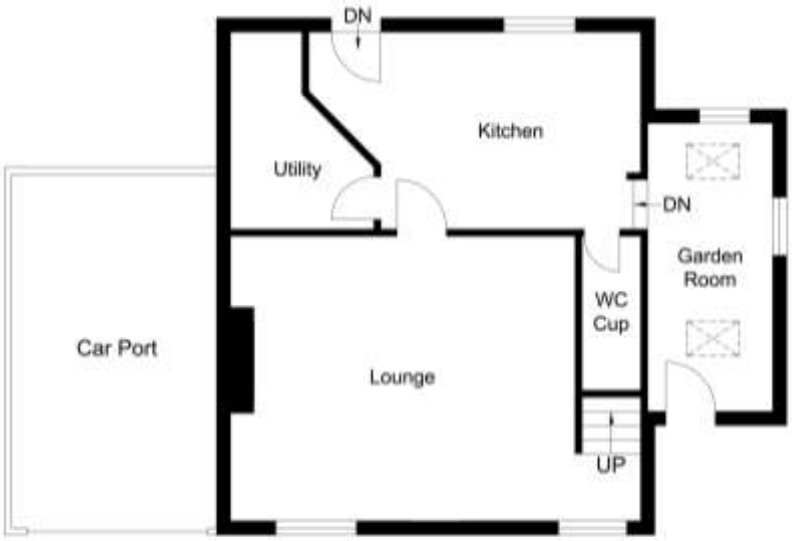
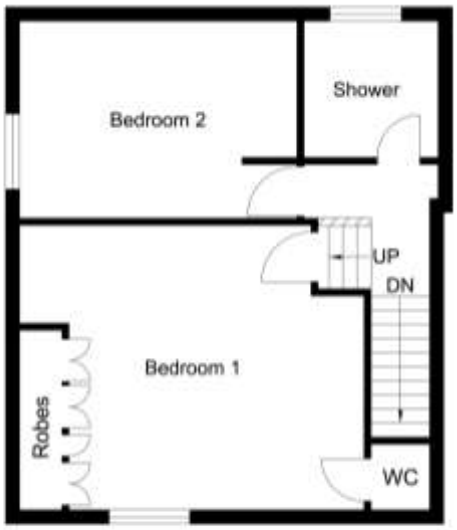


Ground Floor



First Floor

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The Property Ombudsman

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

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