



Elliott Terrace | Wark | NE48

Offers Over £140,000

RMS | Rook
Matthews
Sayer



2



1



1

Mid-Terraced Home

Front & Rear Yards

Two Bedrooms

Countryside Setting

Village Centre Location

Countryside Walks

Energy Efficient Home

Kitchen Diner

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



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Charming Two-Bedroom Cottage in the Heart of Wark, situated within easy walking distance of the village centre, this delightful mid-terrace cottage offers well-presented accommodation combining traditional character with modern energy-efficient improvements.

The property comprises a comfortable living space to the front of the property, a spacious dining room to the rear with a fitted kitchen extension and under-stairs storage completing the ground floor accommodation.

Two bedrooms and a family bathroom are found on the first floor with a very handy linen cupboard off the landing. The loft space is also accessed from the landing providing additional storage space.

Externally the property offers a front yard with picket fence with enough space to accommodate a modest patio set and storage facility. To the rear, the property has access to a shared rear yard with multiple stone outbuildings and clothes hanging area, accessed from a door in the kitchen.

The home has benefited from a number of upgrades in recent years, including replacement windows and external doors, together with the installation of an air source heat pump, helping to improve energy efficiency and reduce running costs.

Ideally positioned for enjoying the amenities of the village and the surrounding Northumberland countryside, this attractive cottage would make an ideal first-time purchase, holiday home, investment property, or downsizing opportunity.

Wark Village has numerous benefits which will suit a huge range of people. The rural setting with access to many walks and trails is a real bonus, especially if you have a furry friend who needs a good stroll out a couple of times a day. This part of the world is also famed for its dark sky status, Wark being home to the Battlesteads observatory offering regular astronomy events. As far as families are concerned, Wark offers most of the necessities such as schooling, community activities, doctor's surgery, local village shop and bus service as well as the pub and village hall with community activities ongoing.

Hexham is a 15 minute drive away where you will find supermarkets, larger leisure facilities, secondary schooling and more substantial employment pool.

INTERNAL DIMENSIONS

Kitchen: 6'3 max x 5'6 max (1.91m x 1.68m)
Dining Room: 12'9 max x 10'2 into alcove (3.89m x 3.10m)
Lounge: 9'8 into alcove x 15'6 max (2.95m x 4.72m)
Utility: 3'7 max x 3'1 max (1.09m x 0.94m)
Bedroom One: 15'5 max x 8'4 into alcove (4.70m x 2.54m)
Bedroom Two: 7'8 max into alcove x 13'1 max (2.64m x 3.99m)
Shower Room: 12'2 max x 5'0 max (3.71m x 1.52m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Electric / Air Source Heat Pump
Broadband: Fibre to Premises
Mobile Signal Coverage Blackspot: No
Parking: On Street

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: A

EPC RATING: D

Please note that an 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.

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Ground Floor

First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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.

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.