



The Village | Christon Bank | NE66 3EY

**£360,000**

A charming detached stone cottage in the sought-after village of Christon Bank, ideally located for the Northumberland Coast, A1 and nearby Beadnell, Embleton, Low Newton-by-the-Sea and Alnwick. Beautifully presented and offered with no onward chain, the property features a characterful living room with an inglenook fireplace, multi-fuel stove and decorative ceiling beams, a refitted kitchen and bathroom, two ground-floor double bedrooms, and a versatile loft space with ensuite shower room and countryside views. Outside, a stunning mature garden with open aspect and detached garage completes this ready-to-move-into home.

**RMS** | Rook  
Matthews  
Sayer



## **DETACHED STONE COTTAGE**

## **CHARACTERFUL LIVING ROOM**

### **PRIME NORTHUMBERLAND COAST LOCATION**

### **TWO DOUBLE BEDROOMS**

### **BEAUTIFULLY PRESENTED THROUGHOUT**

### **STUNNING REAR GARDEN & DETACHED GARAGE**

### **REFITTED KITCHEN**

### **NO ONWARD CHAIN**

For any more information regarding the property please contact us today

Nestled within the village of Christon Bank on the beautiful Northumberland Coast, this characterful detached stone cottage offers an exceptional opportunity to acquire a beautifully presented home in a superb location. Ideally situated for easy access to the A1 and the stunning coastline, the property is perfectly placed for enjoying nearby coastal villages including Beadnell, Embleton and Low Newton-by-the-Sea, as well as the historic market town of Alnwick.

Offered with no onward chain, this ready-to-move-into home combines traditional charm with modern comforts. The accommodation is immaculately presented throughout and has been thoughtfully updated, including a refitted kitchen and contemporary bathroom.

The spacious living room provides a warm and inviting space for relaxation and entertaining, with ample room for dining. Full of character, this impressive room features an attractive inglenook fireplace housing a multi-fuel stove together with decorative ceiling beams, creating a cosy focal point and enhancing the cottage's traditional appeal. There are two generous double bedrooms on the ground floor, alongside the stylish bathroom and well-appointed kitchen.

A pull-down ladder gives access to a versatile loft space featuring Velux windows that enjoy delightful open views across neighbouring fields and woodland. This useful additional area also benefits from an ensuite shower room. Externally, the property enjoys a truly stunning mature rear garden. Beautifully stocked and thoughtfully landscaped, it features attractive planted borders surrounding a shaped lawn and enjoys an open aspect, creating a peaceful and private setting. A detached garage provides valuable storage and parking.

This delightful cottage offers the perfect blend of village living, coastal accessibility and character accommodation, making it an ideal permanent residence, holiday home or investment opportunity.

#### **Entrance hall**

UPVC double-glazed entrance doors, tiled floor, radiator, attic space access hatch with pulldown ladder, built-in cupboard, over-head cupboard housing electric fuse box and meter, doors to: living room, bathroom, and bedrooms.

#### **Living/dining room (dual aspect) 16'2 x 16'8 (4.93m x 5.08m)**

UPVC double-glazed windows, tiled floor, radiators, feature Inglenook fireplace with wood mantle incorporating a multi fuel stove and tiled hearth, feature decorative ceiling beams, loft access hatch, doors to hall and kitchen.

#### **Kitchen (rear) 14'7 x 6' (4.45m x 1.83m)**

Fitted 'Howdens' kitchen with wall and base units incorporating: single stainless-steel sink, integrated electric hob with extractor hood, integrated electric oven, integrated fridge freezer. Tiled floor, radiator, UPVC double-glazed window, UPVC panelled ceiling with downlights, tiled walls, feature shelf, UPVC double glazed external door to rear garden, door to living room.

### Bathroom

P-shape bath with a rainfall head mains shower and separate handheld attachment, glass shower screen, W.C. with concealed cistern, cabinet with integrated wash-handbasin, fully-tiled walls and floor, UPVC panelled ceiling with downlights, vertical radiator, UPVC double-glazed frosted window.

### Bedroom one (rear) 14'11 x 7 (4.55m x 2.13m)

UPVC double glazed-window, radiator, coving to ceiling, laminate floor, panelled effect feature wall.

### Bedroom two (front) 11'10 x 7'1 (3.61m x 2.16m)

UPVC double-glazed window, radiator, coving to ceiling, laminate floor, panelled effect feature wall.

### Attic space 12'10, extending a further 7'9 into recess x 14'5 maximum floor space with restricted head height (3.91m extending to 2.36m x 4.39m)

Two double glazed Velux windows, wood flooring, radiators, ceiling downlights, door to ensuite shower room.

### Ensuite

Tiled shower cubicle with rainfall head mains shower and separate handheld attachment, fitted cabinets incorporating a mono-bowl sink and W.C. with tiled splashback, tiled floor, ladder style radiator, ceiling downlights, double-glazed Velux window.

### Garage 9'2 x 19'5 (2.79m x 5.92m)

Up and over garage door, door and window to side, plumbing for washing machine, central heating boiler, electric power sockets and lighting.

### Externally

Stunning rear garden with a raised and shaped lawn with well-stocked planted borders, feature planting, patio area and log store. Open aspect and side gate access to a shared drive that leads to the garage.



### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains – Oil – plus wood burner / open fire

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

### 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

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

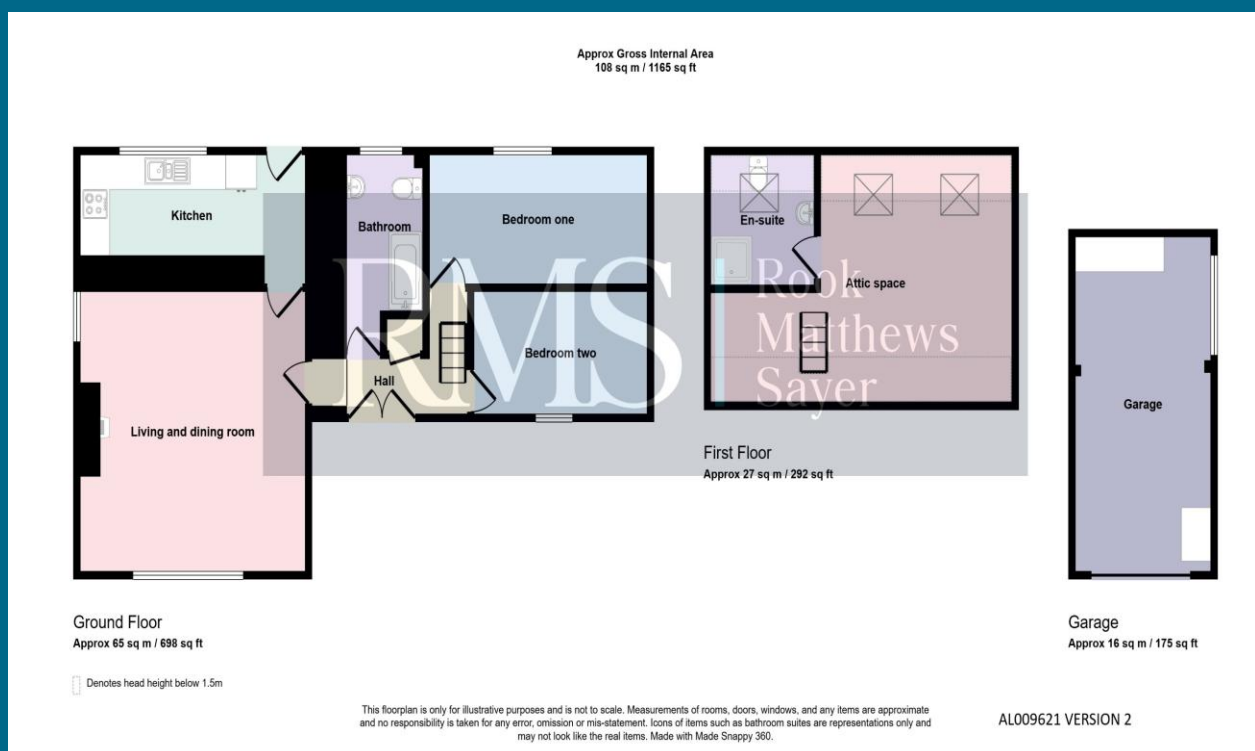
### COUNCIL TAX BAND: C

### EPC RATING: D

AL009621/DM/HH/02.07.2026/V.2

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 90 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 56 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |





**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.

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