



Appletree Lane | Corbridge | NE45

£315,000

RMS | Rook
Matthews
Sayer



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1

DETACHED STONE COTTAGE

STYLISH PRESENTATION

TWO BEDROOMS

OUTDOOR SPACE

OUTHOUSE

DESIRABLE CORBRIDGE

MODERN INTERIOR

NO ONWARD CHAIN

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



T: 01434 601616

hexham@rmsestateagents.co.uk

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Property Description

Tucked away on the sought-after Appletree Lane in the heart of Corbridge, Appletree Lodge is a charming, detached stone-built cottage brimming with character and period appeal.

Beautifully presented throughout, this delightful home offers well-proportioned accommodation with a warm and inviting atmosphere. The property features two bedrooms, complemented by a convenient ground floor bathroom, making it ideally suited to a range of buyers.

Retaining much of its original charm, the cottage combines traditional character with tasteful modern presentation, creating a comfortable and stylish living environment. The principal reception room is a spacious lounge diner, providing a versatile living and dining space ideal for both everyday living and entertaining.

Externally, the property benefits from attractive outdoor space and an attached outbuilding running parallel to the northern side of the kitchen, offering useful storage space.

Situated within one of Northumberland's most desirable villages, Appletree Lodge enjoys easy access to Corbridge's excellent range of independent shops, cafés, restaurants and local amenities, while benefiting from a peaceful and picturesque setting.

A rare opportunity to acquire a beautifully presented detached cottage of considerable charm and character in a highly desirable village location.

INTERNAL DIMENSIONS

Lounge: 16'6 max x 14'9 max (5.02m x 4.50m)

Kitchen: 9'11 max x 8'5 max (3.03m x 2.57m)

Bedroom 1: 14'3 max x 13'10 max (4.35m x 4.22m)

Bedroom 2: 13'7 max x 10'9 max (4.14m x 3.28m)

Bathroom: 6'11 max x 5'5 max (2.11m x 1.64m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Unknown

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.

AGENTS NOTE

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.

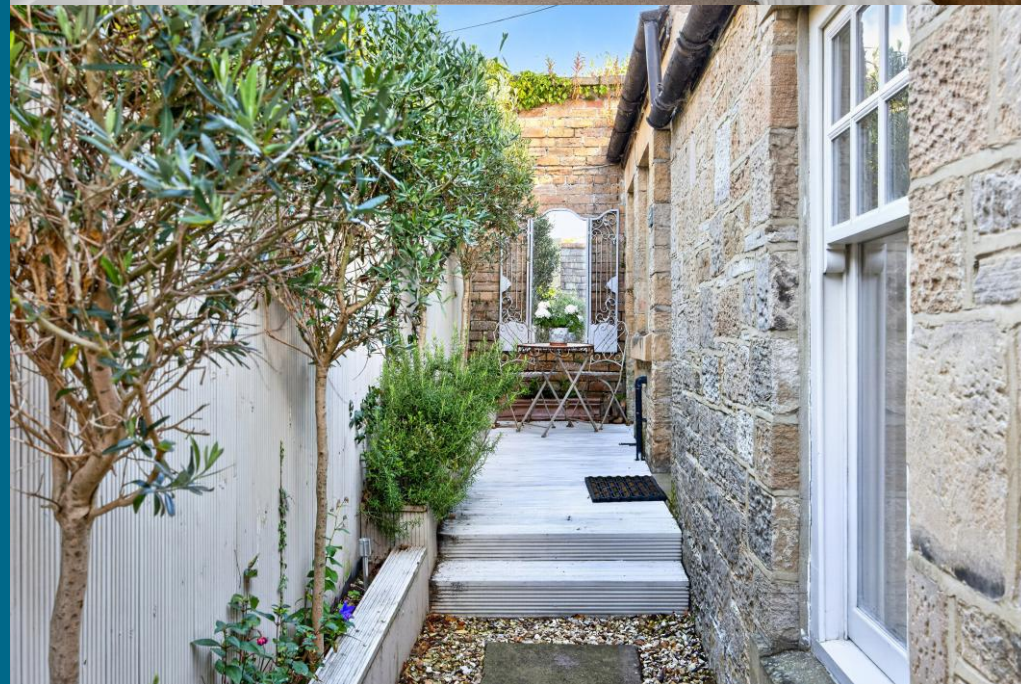
TENURE

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: E

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	51 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.