



The Village | Eglingham | NE66 2TX

£330,000

This charming stone cottage in the picturesque village of Eglingham combines traditional character and modern comfort, offering spacious living, period features, and flexible accommodation ideal as a family home, investment, or holiday-let—all set amidst beautiful countryside near Alnwick and offered with no onward chain.

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END-TERRACE STONE COTTAGE

THREE BEDROOMS

INGLENOOK FIREPLACE

EN-SUITE TO GROUND FLOOR BEDROOM

CONSERVATORY

CURRENTLY A HOLIDAY-LET PROPERTY

UTILITY

NO CHAIN

For any more information regarding the property please contact us today

40 The Village Eglington NE66 2TX

Presenting a charming stone-built country cottage, this property offers a wonderful blend of traditional character and modern comfort. Set in the picturesque village of Eglington, near the historic market town of Alnwick, the house enjoys an enviable location surrounded by beautiful green spaces, idyllic walking and cycling routes, making it perfect for families, investors, or those seeking a successful holiday-let rental. Offered with no onward chain, this delightful home allows for a smooth and swift purchase.

The cottage is currently in use as a holiday-let and has been maintained in good condition throughout. The accommodation comprises two inviting reception rooms: a characterful lounge with an inglenook fireplace, ideal for relaxing evenings, and a spacious conservatory that bathes the interior in natural light and is currently used as a dining room. The well-designed kitchen features a central island, creating a practical and sociable space for food preparation and dining.

The flexible layout includes a ground floor double bedroom with en-suite and built-in wardrobes, perfectly suited for guests or multigenerational living. Upstairs, there are two further generously sized double bedrooms, complemented by a stylish family bathroom boasting a free-standing bath.

Period features such as ceiling beams and dormer windows enhance the cottage's unique appeal, while practical considerations are well catered for with ample parking. This sought-after property offers a rare opportunity to enjoy peaceful country life, suitable for both personal enjoyment and investment purposes. Early viewing is highly recommended to fully appreciate the character and setting of this exquisite country home.

ENTRANCE PORCH

Double-glazed entrance door and window | Glazed door to lounge

LOUNGE 19'1 X 15'4 (5.81m x 4.67m)

UPVC double-glazed windows | Radiators | Multi fuel burning stove | Inglenook fireplace | Stone chimney breast | Exposed beams | Staircase to first floor | Dado rail | Doors to ground floor bedroom and porch

GROUND FLOOR BEDROOM 11'2 X 10'3 (3.40m x 3.12m)

UPVC double-glazed window to front | Fitted wardrobes and cupboards | Exposed beams | Radiator | Door to ensuite

ENSUITE 10'11 X 4'6 (3.32m x 1.37m)

Window to side | Radiator | Ladder-style Radiator | Close-coupled W.C | Pedestal wash-hand basin | Spa bath | Glass shower screen | Electric shower | Extractor fan | Fully tiled walls

BREAKFAST KITCHEN 14'5 X 12'5 (4.39m x 3.78m)

Central island | Electric range cooker | 1.5 porcelain sink | Integral dishwasher | Radiator | Tiled floors | Eyeball ceiling spotlights | UPVC double-glazed window to rear | Double-glazed French doors to conservatory | Door to utility | Space for washing machine

CONSERVATORY 7'2 X 22'10 (2.18m x 6.95m)

UPVC double-glazed windows and French doors to courtyard garden | Radiator | Tiled floor | Spotlight | Exposed stone walls

UTILITY ROOM 8'1 X 8'4 (2.46m x 2.54m)

UPVC frosted window | Tiled floor | Exposed stone walls | Space for fridge freezer | Fitted worktop

FIRST FLOOR LANDING

UPVC Dormer window to front | Radiator | Cupboard in eaves

BEDROOM ONE 11'4 X 12'2 (3.45m x 3.71m)

UPVC double-glazed windows - dual aspect | Radiator

BEDROOM TWO 11'9 MAX NARROWING TO 8' X 11'9 PLUS

DORMER WINDOW RECESS (3.58m max narrowing to 2.44m x 3.58m)

UPVC double-glazed dormer window to front Andrea | Radiator | Fitted cupboards and storage in eaves

BATHROOM 11'11 X 7' (3.63m x 2.13m)

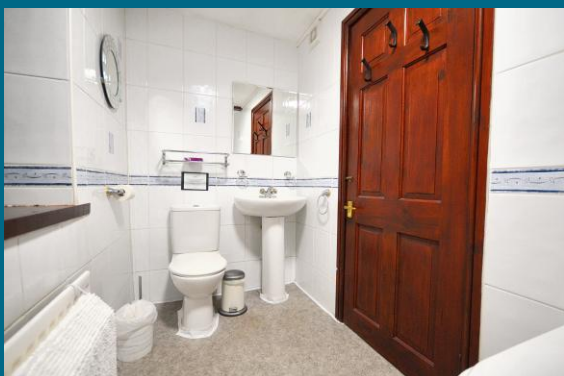
UPVC double-glazed frosted windows | Freestanding roll top bath with mixer tap shower attachment | Close-coupled W.C | Cabinet with wash-hand basin | Radiator | Fully tiled walls and floor.

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Oil central heating with radiators and a multi-fuel burner stove

Broadband: Cable

Mobile Signal Coverage Blackspot: No known issues

Parking: Allocated parking space

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

HOLIDAY LET

While the agent believes the property is suitable for use as a holiday let, the agent cannot warrant or promise that the seller has let it as a holiday letting nor that it meets all the relevant legislation. Interested parties should make their own enquiries including asking questions about the seller's letting of the property and its compliance with the holiday letting laws. If necessary, independent professional advice should be obtained prior to making any decisions to view or otherwise.

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: Exempt due to holiday let

EPC RATING: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

AL009223/DM/CM/10.10.2025/V1 HM/HM/22/6/26 Amended price



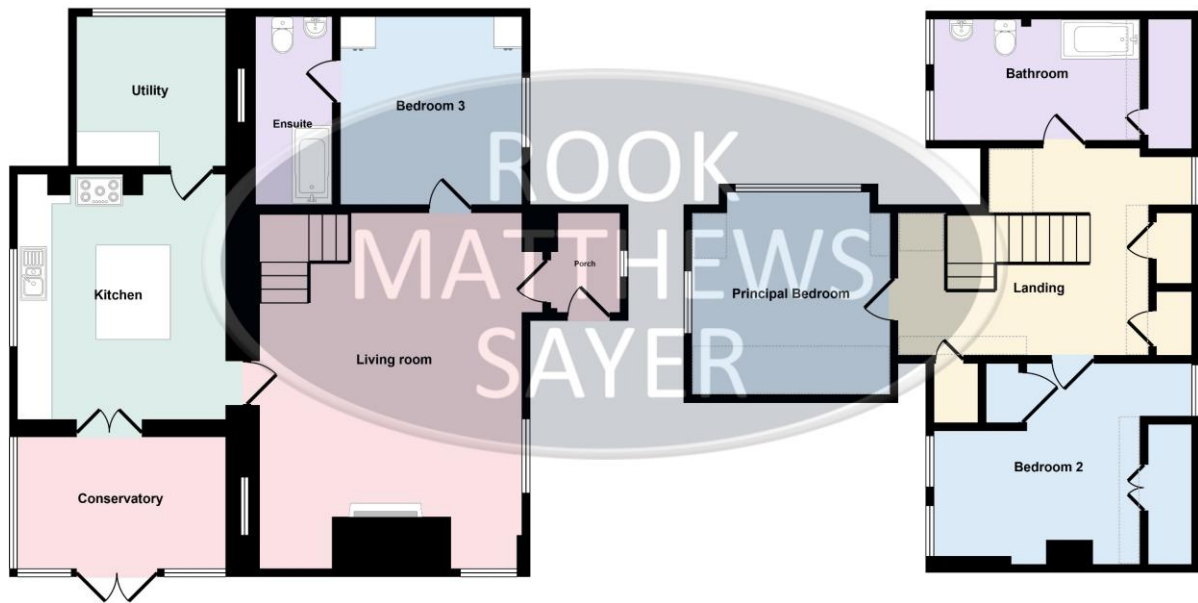
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FLOOR PLAN

Approx Gross Internal Area
139 sq m / 1494 sq ft



Ground Floor
Approx 84 sq m / 899 sq ft

First Floor
Approx 55 sq m / 594 sq ft

Version 1

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Snappy 360.



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.



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