

SALE PROSPECTUS

CONTACT DETAILS 07800905541

No onward chain to worry about.



GUIDE PRICE
WITH PLANNING PERMISSION FOR
A ONE BEDROOM HOUSE
£310,000

We are delighted to present our ex-station masters three bedroom end terrace cottage enjoying a southerly aspect in the hamlet of Redesmouth this spacious end terrace cottage provides well proportioned three bedroom, two reception room accommodation of some considerable character lying in well proportioned gardens and with a pleasant outlook over open farmland.

The property benefits from a large detached double garage with full planning permission for development to provide a separate one bedroom residential. Consequently the property is available as a whole or in two separate lots dependent upon purchaser requirements. The accommodation has only recently been comprehensively updated to include full LPG central heating and benefits from two reception rooms, one with alcove dining area, together with breakfasting kitchen and shower room on the ground floor with three bedrooms and bathroom/w.c. above.

There are well proportioned gardens to the front, side and rear together with water feature, garage (with attached store), timber shed and sun lounge area with off-road parking for 3 vehicles.

Once new development built would make an ideal holiday or long term let in this popular holiday location.

Early viewing is essential to fully appreciate the spaciousness that this property has to offer.

Cottage Comprises:

Entrance Lobby Leading to **Entrance Hall** With under stair cupboard and large shelved cupboard. Also with cloakroom.



Front Lounge

4.33m x 4.28m (14' 2" x 14' 0")

High ceilinged spacious room with single glazed triple sash window to front affording beautiful views of countryside, single radiator, coving, TV point, telephone point, stone carved, marble hearth fire place with brass coal effect gas fire. Shelved alcove and wall light fittings, doorway leading off to main hallway.



Lounge/Diner room

4.33m x 4.28m (14' 2" x 14' 0")

Spacious room with high ceilings and alcove dining area, entrances leading off to kitchen, main hallway and sun room which has access door to side garden. Single glazed sash window to rear, double radiator, built in storage, gas fire situated in wooden and tile fire surround.



Alcove Diner

3m x 3m (9' 10" x 9' 10")

Suitable for seating up to 8 people tastefully decorated with dimmer switch controlled ceiling spot lights.



Breakfasting Kitchen

3.64m x 3.56m (11' 11" x 11' 8")

With a good range of fitted units incorporating single drainer stainless steel sink, electric cooker point and with plumbing for automatic washing machine and dishwasher. Quality tiled floor.



Shower Room

Having shower cubicle, low level w.c. and wash hand basin. Also with walls & floor fully tiled.



Sun Lounge

5.61m x 2.03m (18' 4" x 6' 7")

Attached to the side of the cottage with electrical and water points, providing views of side gardens, water feature and open countryside.



Stairs Leading to the **Half Landing** providing access to:



Family bathroom

With three piece suite comprising paneled bath, pedestal wash hand basin and low level w.c. Also with half height tiling to walls.

First Floor: Landing providing access to:



Bedroom one

4.35m x 4.12m (14' 3" x 13' 6")

Spacious double bedroom that could easily be converted to 2 single bedrooms, with single glazed sash window, double radiator, TV point and beautiful views of hills and surrounding countryside to rear of property.



Bedroom two

4.00m x 3.64m (13' 1" x 11' 11")

Built in wardrobes in antique pine folding louver doors, single glazed sash window to front affording beautiful views of hills and surrounding countryside to front of property, single radiators x 2.



Bedroom three

2.59m x 1.99m (8' 5" x 6' 6")

Single bedroom with single glazed window to front affording beautiful views of hills and surrounding countryside to front of property, single radiator and electrical point.

External Features

Low wall yard with entrance gates and fully stocked borders

Rear Courtyard

Concrete yard adjacent to drive way with gravel plant area and entrance gate, and views of water feature. Access paths around remainder of property.



Services

Mains water, electricity and drainage are connected to the property.

Council Tax

The property lies in Band B.

Tenure

Freehold.

Garage/Garden Comprises:



Garage

Large single garage with mechanics pit, overhead storage, attached to neighbour's garage but detached from house with power and lights, front double doors and access door direct to garden.

Garden

Spacious garden with direct access to garage, comprises of garden shed and hidden gas tank, there is a pebbled patio area at far end by the garage which houses the wooden shed. Lawn area and raised stone slabbed patio, with stone slabbed pathways. There is an external water point and fully stocked borders. Stone wall with gate access surrounds most of garden with giant conifers hiding the garden from main access road to village affording maximum privacy.

Planning

The garage and garden area has full planning permission for conversion to provide a one bedroom residential unit providing ideal accommodation either for permanent occupation or for holiday/dependent relative accommodation ancillary to the main house.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

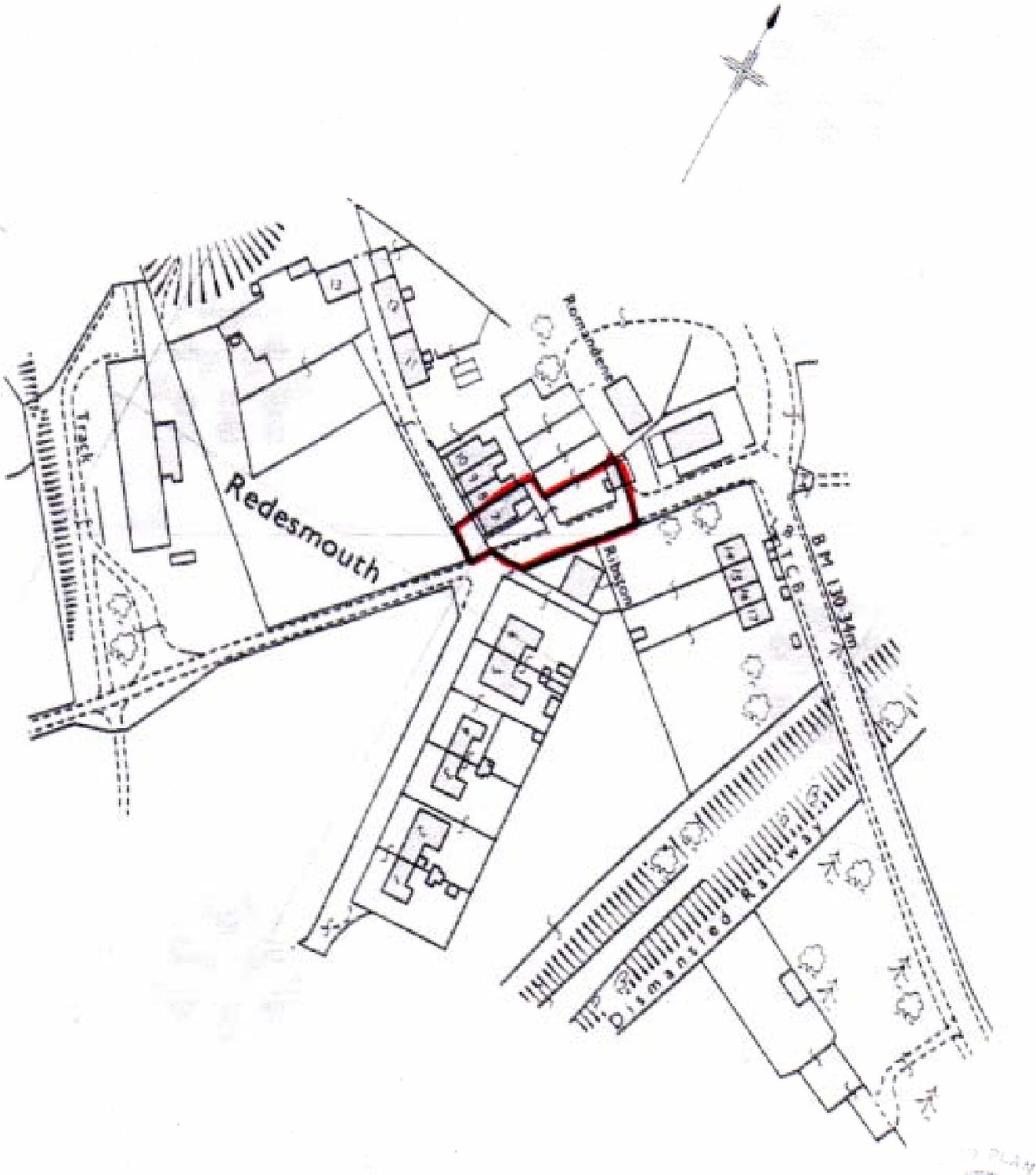
Additional Information

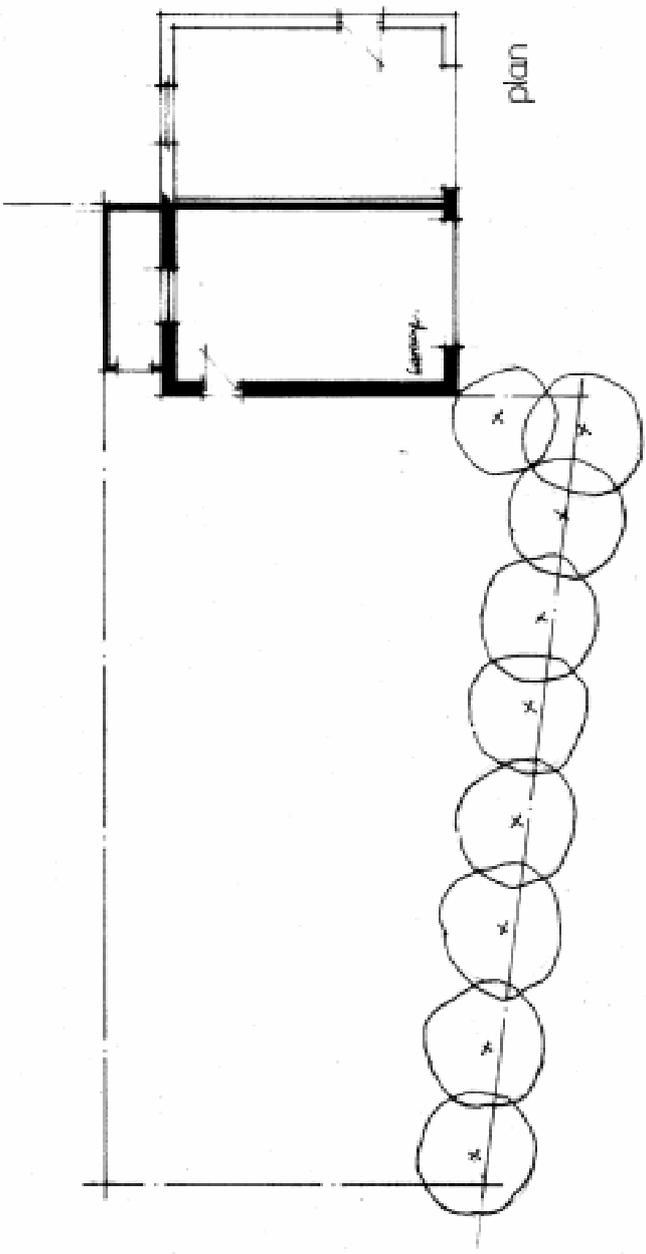
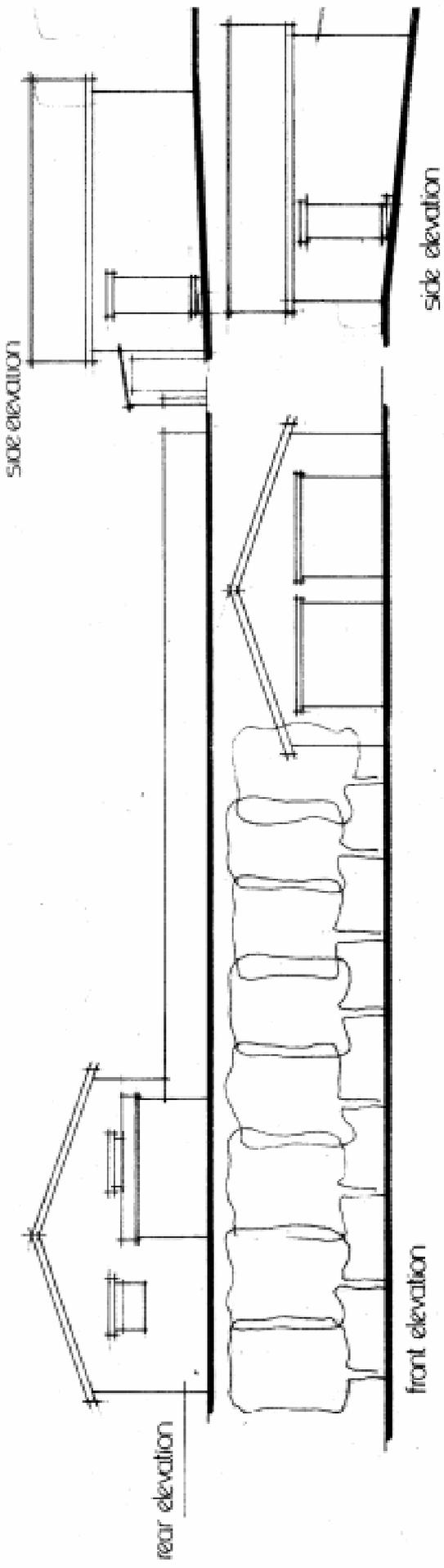
Kitchen appliances, carpets etc. are included in the purchase price. Furniture and other appliances may be included and are subject to separate negotiation.

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Land Registry Map

H.M. LAND REGISTRY		TITLE NUMBER	
		ND88355	
ORDNANCE SURVEY PLAN REFERENCE	NY 8682	SECTION A	Scale 1/1250 Enlarged from 1/2500
COUNTY NORTHUMBERLAND	DISTRICT TYNEDALE	© Crown copyright 1987	





Existing Plan / Elevations

scale 1:100

