



Hawthorn Terrace

Shilbottle

- Stone cottage over two floors
- Three bedrooms
- In need of updating
- Gardens to front and rear
- No chain

Offers in Excess of £ 175,000



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12 Hawthorn Terrace

Shilbottle, Alnwick, Northumberland NE66 2XA

This characterful stone cottage is situated on a fantastic plot with land to the side and an additional garden over the lane at the rear. It would be a super project for a buyer that is looking for an opportunity to renovate a property to their own specification. The existing layout of the accommodation offers versatile living space as there are two bedrooms and W.C. upstairs, as well as a bedroom, shower room, kitchen, and two reception rooms downstairs. It is great for a buyer who is thinking about a property for the long term where they can enjoy the use of having bedrooms upstairs, but effectively use the cottage as a bungalow should they encounter any mobility issues. Subject to planning, there is land to the side where the property could be extended or space for a garage. The village of Shilbottle is fantastic for access to both the A1 and the coast, as well as rail links for the East Coast Main line at Alnmouth only 2 miles away. The historic town of Alnwick is within approx. 3 miles, where you can find a range of shops, schools, restaurants, pubs, supermarkets, and leisure facilities. If you fancy a walk along the beach, Alnmouth is just down the road within 5 miles. Shilbottle itself has a Primary school, local shop with Post office counter, Pharmacy, and the well-known 'Running Fox' artisan bakery and coffee shop.

ENTRANCE HALL

Entrance door | Staircase to first floor | Doors to Ground floor bedroom and lounge

GROUND FLOOR BEDROOM (BEDROOM THREE) 10'0 plus understairs recess x 9'10 (3.05m plus understairs recess x 2.99m)

Double glazed window to front | Electric storage heater

LOUNGE 13'3 x 12'10 plus recess (4.04m x 3.91m plus recess)

Double glazed window to front | Fireplace | Storage cupboard in alcove | Electric storage heater | Doors to hall, kitchen and dining room

DINING ROOM 12'11 x 11'7 (3.94m x 3.53m)

Double glazed window to rear | Electric storage heater

KITCHEN 10'6 plus recess x 9'7 (3.20m plus recess x 2.92m)

Double glazed windows to rear | Fitted wall and base units | 1½ bowl sink | Space for electric cooker | Space for undercounter fridge | Space for washing machine | Electric storage heater | Part tiled walls | Loft access hatch | Extractor fan | Doors to shower room and sun room

SUN ROOM 9'8 x 5'2 (2.95m x 1.57m)

Windows | External door to garden

GROUND FLOOR SHOWER ROOM

Double glazed frosted window to side | Integrated W.C. and wash hand basin with cabinet | Double shower cubicle with electric shower | Heated towel rail/radiator | Wet walls | Downlights | UPVC panelled ceiling | Extractor fan

ATTIC LANDING

Doors to bedrooms 1 and 2, and W.C.

BEDROOM ONE 14'4 x 12'10 (4.37m x 3.91m)(Some restricted head height)

Double glazed Velux window to rear | Latch door | Electric storage heater | Fitted wardrobes | Storage cupboards in eaves

BEDROOM TWO 12'11 x 9'6 (3.94m x 2.90m)

Double glazed Velux window to rear | Latch door | Electric storage heater | Storage cupboards in eaves

W.C.

Double glazed Velux window to rear | Latch door | Pedestal wash hand basin | Close coupled W.C. | Electric wall heater | Extractor fan

EXTERNAL

Lawned garden to front with central path | Rear lawned garden with hardstanding

SERVICES

Mains electricity, water and drainage | Electric storage and wall heaters

AGENTS NOTE

The sale of this property is subject to a grant of probate. Please seek an update from the branch with regards to the timescales involved.

TENURE - FREEHOLD | EPC RATING F | COUNCIL TAX BAND B



AL008558?DM/RJ/21.11.2023/V1

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.

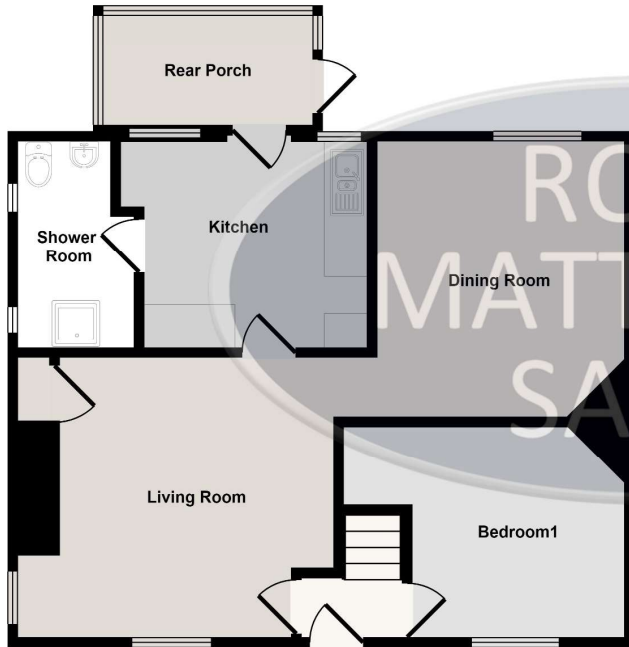
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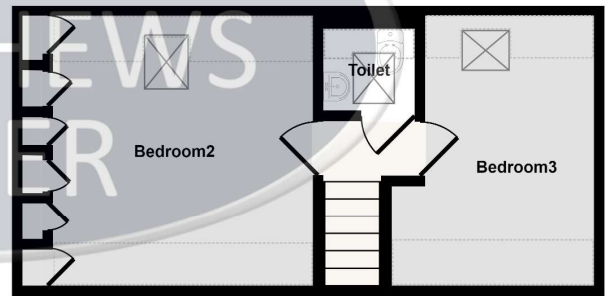


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Ground Floor



First Floor

☐ 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 Made Snappy 360.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E		
21-38	F	22 F	
1-20	G		

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