



## Garden Cottage

### Ingoe

Presenting a delightful detached bungalow for sale, set in the sought-after village location of Ingoe, Northumberland. The property is in good condition and features expansive green spaces, walking, and cycling routes nearby. Ingoe is a charming village with highly regarded local schools, children's play park and additional amenities in the nearby villages of Matfen, Corbridge and Ponteland.

Offers Over **£350,000**

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# Garden Cottage Ingoe

## PROPERTY DESCRIPTION

The cottage offers spacious accommodation with two reception rooms, three double bedrooms, and two bathrooms. The first reception room is a marvel with a vaulted ceiling, a separate reading nook, and a log burner. It also boasts incredible open views. The second reception room is equally impressive with wood floors, a log burner, and direct access to the garden.

The three double bedrooms are spacious, with the master bedroom being a large double. It features an open view and a sky light. One of the bedrooms has French doors leading to a patio, a delightful feature, currently used as a art studio.

The property has two bathrooms; one is equipped with a rain shower, a heated towel rail, and a bathtub with a view. The other bathroom is a functional shower room.

The kitchen is a bright and airy space with natural light and is semi-open to the dining room. This setup makes it perfect for family meals and entertaining guests.

Unique features of the property include a charming garden, solar panels, electric vehicle charging facilities, and two log burners. These features make the bungalow not only a beautiful dwelling but also a sustainable one.

This property is ideal for families seeking a balance between rural charm and modern amenities. With its unique features and great location, this bungalow offers a perfect family home.



Reception Room One:  
27'00" (max) x 15'11" (max) - 8.23m x 4.85m

Reception Room Two:  
18'03" x 14'11" (max) - 5.56m x 4.55m

Kitchen:  
9'04" x 12'00" - 2.84m x 3.66m

Bedroom One:  
15'00" x 12'11" - 4.57m x 3.94m

Bedroom Two:  
10'08" x 15'09" - 3.25m x 4.80m

Bedroom Three/Studio:  
14'08" x 9'01" - 4.47m x 2.77m

Bathroom:  
10'01" x 7'07" - 3.07m x 2.31m

Shower Room.

Sunroom:  
9'04" x 12'07" - 2.84m x 3.84m

#### PRIMARY SERVICES SUPPLY

Electricity: SOLAR PANELS

Water: MAINS

Sewerage: SEPTIC TANK

Heating: WOOD BURNER

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY FOR TWO

#### 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: E**

**EPC RATING: E**

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