



1 & 2 Lane End Cottages

Denwick

Located just outside the town of Alnwick on the edge of the small village of Denwick, these two farm cottages offer an exciting renovation project for a buyer looking to develop the two old stone character properties, and the option of combining the accommodation into one unit.

They are an ideal purchase for either a main residence, refurbish and re-sale, or an investment buy-to-let.

With an open countryside aspect at the rear the cottages offer a rural setting whilst being near to the historic town of Alnwick with an abundance of shops, tourist attractions and leisure facilities.

Both cottages have two bedrooms, a kitchen, lounge and a bathroom.

There is provision for off-street parking to the side that leads around to the rear, as well as a yard, outbuilding, and a generous size raised garden.

Guide Price: £300,000



1 Lane End Cottages, Denwick, Northumberland, NE66 3RG

ENTRANCE VESTIBULE

Double-glazed composite entrance door | Radiator | Doors to lounge and bedroom two

LOUNGE 14'11" x 14'5" (4.54m x 4.39m)

Double-glazed window to front | Inglenook style fireplace with wood burning stove and tiled hearth | Radiator | Dado rail | Storage cupboard in alcove | Doors to vestibule, kitchen and bedroom one

BEDROOM ONE 15'11" x 11'5" (4.85m x 3.48m)

Double-glazed window to front and rear | Radiator

BEDROOM TWO 8'11" x 8'10" (2.72m x 2.69m)

Double-glazed window to front | Radiator

KITCHEN AREA 14'4" x 6'10" (4.37m x 2.08m)

Double-glazed window to rear | Part tiled walls | Radiator | Laminate flooring | Fitted base units incorporating stainless steel sink, space for electric cooker and washing machine, extractor hood

DINING AREA 6' 6" x 8' 5" (1.98m x 2.56m)

Double-glazed window and double-glazed door to the side | Door to lounge and bathroom

BATHROOM

Double-glazed frosted window to side | Close coupled W.C | Pedestal wash-hand basin | Bath | Electric shower | Extractor fan | Radiator | Wet wall panels



2 Lane End Cottages, Denwick, Northumberland, NE66 3RG

ENTRANCE VESTIBULE

Double-glazed entrance door | Door to lounge

LOUNGE 14'10" x 14'5" (4.52m x 4.39m)

Double-glazed window to front | Cast iron fireplace with tiled inset, slate hearth and wood surround | Double radiator | Doors to bedrooms and rear lobby

BEDROOM ONE 15'11" x 11'5" (4.85m x 3.48m)

Double-glazed window to front | Radiators

BEDROOM TWO 9'11" x 9' (3.02m x 2.74m)

Double-glazed window to rear | Radiator

REAR HALL

Double-glazed entrance door | Double-glazed window to side | Radiator | Doors to lounge, bathroom, and kitchen



BATHROOM

Double-glazed frosted window to side | Close coupled W.C | Pedestal wash-hand basin | Bath with tiled splashbacks and electric shower over | Extractor fan | Radiator | Wood panelled walls

KITCHEN 14'6" x 6'11" (4.42m x 2.11m)

Double-glazed window to rear | Free standing central heating boiler | Cupboard housing hot water tank | Radiator | Fitted wall and base units incorporating stainless steel sink, space for electric cooker, fridge freezer, washing machine



PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains–shared meter with Denwick Lane End Management Co. Ltd
Sewerage: Septic tank–managed by Denwick Lane End Management Co. Ltd
Heating: Oil
Broadband: Not known
Mobile Signal / Coverage Blackspot: Not aware of reception issues
Parking: Off-street (to the side of cottage number 2)

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.

RESTRICTIONS AND RIGHTS

Restrictions on property? YES
Easements, servitudes or wayleaves? Not known
Public rights of way through the property? NO

RISKS

Our client has advised that an Asbestos report suggests the presence of asbestos, and a burst pipe in the loft of cottage number 2 has caused damage to the walls.

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

1 Lane End Cottages

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

2 Lane End Cottages

Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		





Approx Gross Internal Area
75 sq m / 809 sq ft



Floorplan

AL008657 - Version 1.0

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.

Approx Gross Internal Area
71 sq m / 763 sq ft



Floorplan

AL008653 - Version 1.0

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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.

16 Branches across the North-East

