



The Old Forge | Gilsland | CA8 7DR

**£165,000**

Quaint two bedroom cottage on the rural Cumbria / Northumbria border

ROOK  
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**Terraced Property**

**Rural Village Location**

**Two Bedrooms**

**Access to Hadrian's Wall**

**Off Street Parking**

**Open Plan Kitchen / Diner**

**Ideal Holiday Let**

**Terrace Seating**

For any more information regarding the property please contact us today

This quaint home is situated in the quiet village of Gilsland in prime Hadrian's Wall Country. We are pleased to offer this delightful two-bedroom character property to the sales market.

The property has been used most recently as a very successful holiday let and would suit those seeking an investment in the area of those seeking to purchase a first home or downsizing. The property is arranged over two floors however the majority of the accommodation is on the ground floor.

Gilsland is only a mile and a half from the A69, providing excellent road links to both Carlisle and Hexham / Newcastle. There are buses from nearby Greenhead and an array of simply beautiful countryside walks with a lot of historic features along the way, including Hadrian's Wall.

The property begins into the spacious dining kitchen where there is ample space for seating and dining furniture. The kitchen is fully fitted with a range of wall and base units, some integrated appliances and windows overlooking the village setting. There is a double bedroom to the front of the property and a spacious shower room with large walk-in shower, WC, hand basin unit and storage cupboard. A couple of small steps lead up into the main living room which is lovely and cosy, has a window to the side and a feature electric fire. There is a staircase accessing the second bedroom which is a well-proportioned double room with ample fitted storage.

Externally there is an allocated parking space to the rear and communal parking to the front as well as a patio area for outdoor furniture to enjoy alfresco dining in the warmer months.

This is a wonderful opportunity for those seeking to purchase in the area and we advise early inspection to appreciate the location and space on offer. Please call our team on 01434 601616.

#### Internal Room Dimensions

Kitchen / Diner: 3.34m x 4.45m (10'11 x 14'11)

Shower Room: 3.35m x 1.92m (11'0 x 6'4)

Living Room: 3.13m x 3.12m (10'3 x 10'3)

Bedroom One: 3.09m x 2.65m (10'2 x 8'8)

Bedroom Two: 3.32m x 2.47m (10'11 x 8'1)

**T: 01434 601616**

hexham@rmsestateagents.co.uk

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## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric Night Storage

Broadband: Cable

Mobile Signal Coverage Blackspot: Partial

Parking: Allocated Space

## 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

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 999 years from 1988

Ground Rent: £0

Service Charge: £0

## COUNCIL TAX BAND: A

## EPC RATING: F

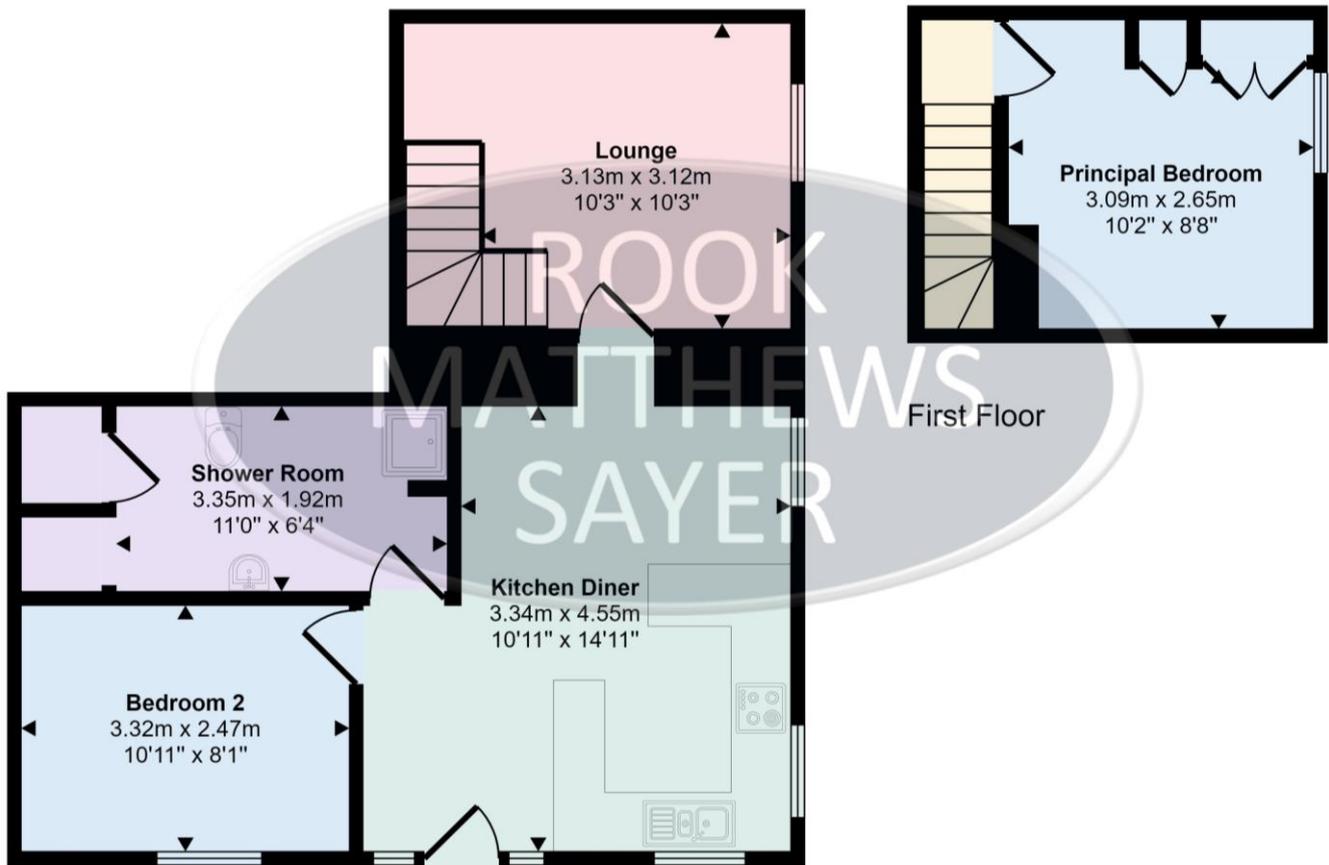
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Ground Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		

**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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