



## The Stables

Pigdon

- Spectacular Stone Built Home
- Enclosed Patio Area
- Four Bedrooms
- Double Garage plus Parking
- Peaceful Semi-Rural Living
- Freehold

**Asking Price £425,000**

01670 511 711  
morpeth@rmsestateagents.co.uk

ROOK  
MATTHEWS  
SAYER

www.rookmatthewssayer.co.uk  
morpeth@rmsestateagents.co.uk

# The Stables Pigdon

Very rarely found on the market, sits this quirky and spectacular four bed stone built family home on The Stables, Pigdon. The property itself is nestled within a small cluster of homes, offering its new owners that peaceful semi-rural living at its finest, whilst internally offering that overall Wow factor with high ceilings and beautifully finished with beams to the top floor.

The property briefly comprises:- Entrance hallway, downstairs W.C, bright and airy lounge with a LPG fire for those cosy evenings. The lounge has its own private staircase offering direct access to bedrooms three and four, one of which is a double room with high beams and benefits from its own en-suite shower room, whilst the fourth is a single and could be used as an office space to suit. The kitchen/diner exudes space with ample space for your own large dining table with chairs and provides access into the rear garden, whilst the kitchen itself has been fitted with a range of wall and base units, offering an abundance of storage. Appliances include a double oven, electric hob with extractor fan and dishwasher.

From the hallway, you have a second staircase which provides direct access to a further two large double bedrooms, both of which again provide those quirky wooden beams and are carpeted throughout with modern décor. The family bathroom has been finished to a high standard with W.C., hand basin, free-standing bath tub and a separate walk-in shower.

Externally you have a double garage with two allocated parking bays. To the rear you are greeted with an enclosed patio area, which has been fully decked and will provide a delightful area to sit on an evening to enjoy the outdoors. There is also a dedicated bin storage area and an equipped electric car supply.

This is a must view to appreciate the space on offer.

Lounge: 15'3 x 13'11 (4.65m x 4.24m)  
 Kitchen/Diner: 17'01 x 15'5 (5.21m x 4.70m)  
 W.C: 8'2 x 6'6 (2.48m x 1.98m)  
 Bedroom One: 16'3 x 15'11 (Max Points)(4.95m x 4.85m Max Points)  
 Bedroom Two: 15'6 x 14'11 (Max Points) (4.72m x 4.55m Max Points)  
 Bedroom Three: 13'6 x 13'4 (Max Points) (4.12m x 4.06m Max Points)  
 Bedroom Four: 10'1 x 7'7 (3.07m x 2.31m)  
 Bathroom: 11'11 x 7'3 (3.63m x 2.21m)

## PRIMARY SERVICES SUPPLY

Electricity: Mains  
 Water: Private Supply  
 Sewerage: Septic Tank  
 Heating: Oil  
 Broadband: Awaiting Digital Broadband  
 Mobile Signal / Coverage Blackspot: No  
 Parking: Double Driveway plus Allocated Parking

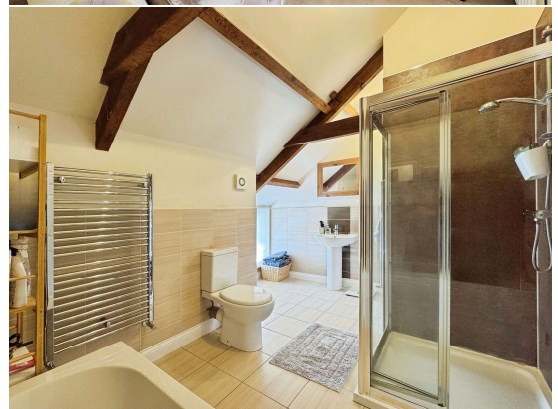
## TENURE

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.

EPC Rating: TBC

Council Tax Band: E

M00008390.AB.JD.16/04/2025.V.2



**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.

16 Branches across the North-East

