



Cherry Tree Cottage | Park Village | NE49

**£285,000**

Cosy detached cottage with character features and modern additions. South facing gardens with patio, stone outbuilding and lots of driveway parking.

Additional large rear gardens available under separate negotiation.

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### DETACHED COTTAGE

### TWO DOUBLE BEDROOMS

### GARDEN ROOM

### GARDENS

### CHARACTER FEATURES

### COVERED DRIVEWAY PARKING

### RURAL HAMLET

### ADDITIONAL LARGE GARDEN SPACE AVAILABLE

For any more information regarding the property please contact us today

#### PROPERTY DESCRIPTION:

The cottage is entered from the front garden into the recently added garden room which faces South, overlooking the patio and beautiful gardens beyond. The garden room offers sliding patio doors out onto the terrace which is a real bonus on a summer day.

The kitchen is well presented with a great range of wall and base cupboard units and drawers. Window to the rear elevation and very handy utility room off the kitchen with space for appliances and further built-in storage units, worktops and sink unit.

A handy WC is situated beneath the stairs for convenient comfort, especially when hosting guests.

The lounge is situated to the front elevation, making the most of the westerly aspect, allowing plenty of light to flood through both windows. The inglenook fireplace housing multi-fuel stove is the heart of the room and there is plenty of space for dining furniture also.

Stairs lead up from the lounge to the first floor landing which gives access to all rooms upstairs.

The main bedroom is generous in size with a fabulous range of wardrobes and good size walk-in cupboard, making use of the space above the stairs.

The second bedroom is a double with plenty of space for bedroom furniture. There are exposed beams and the window in this room overlooks the private side lawn.

The shower room is well presented with a modern large shower cubicle, WC and hand wash basin. Stylish tiling to walls and

Externally, the property offers south facing front gardens with well-presented patio area and stone outbuilding for storage. To the side there is a private lawn with mature trees surrounding. Two separate driveways on either side of the property, one of which is covered, offer plenty of off street parking.

To the rear of the property is a beautiful large lawned garden with lots of space for sheds, greenhouses and raised beds to keep those green fingers happy. This large rear garden space does not form part of the property title but is available to the occupier under separate negotiation.

Park Village is a peaceful quaint historic village situated on the South edge of the Tyne Valley. Picturesque countryside and rural walks are a plenty nearby with Hadrian's Wall and the North Pennines only a stone's throw away.

Less than 2.5 miles from Haltwhistle Town, Cherry Tree Cottage is within easy reach of which offers local amenities such as schools, train station, hospital, groceries, public houses and restaurants as well as leisure centre with swimming pool. Haltwhistle has an industrial history and is named as the very centre of Britain geographically.

Maybe you would enjoy having cycle route 68 almost on your doorstep which follows the historic railway line from Haltwhistle to Alston and offers a scenic route to enjoy on foot or bicycle.

This property is cosy with plenty of character but also a modern edge, making it the perfect home to relax and unwind in, away from the hubbub of city life. The prospect of the additional large garden to the rear is another huge benefit.

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### PRIMARY SERVICES SUPPLY

Electricity: Mains (with Solar Panels)

Water: Mains

Sewerage: Mains

Heating: Oil & Multi-Fuel Stove

Broadband: Satellite Available

Mobile Signal Coverage Blackspot: No

Parking: Driveway and Car Port

### 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: B**

**EPC RATING: E**

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"Floorplan In Progress"

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

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