



Tynely Cottages | Chathill | NE67 5DU

**£220,000**

This cosy three-bedroom cottage is available with no onward chain and is located in a small hamlet on the fringe of Ellingham Village and near to Tynely Farm.

The cottage is arranged over two floors, with one bedroom on the ground floor and two bedrooms on the first floor. In addition to the lounge, there is a conservatory overlooking the beautifully maintained rear garden, and a reception hall with room for a table and chairs. The shower room is located on the ground floor off the rear hall, along with the kitchen and a rear sun porch.

This charming cottage would ideally suit a buyer in search of a character property in a quiet area away from the hustle and bustle of busy town location. The pleasant gardens offer wonderful outside space and an allotment area for growing vegetables. Parking is available behind the cottage at the rear lane.

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**Three bedroom cottage**

**Downstairs shower room**

**Lounge**

**One downstairs bedroom**

**Conservatory**

**Lawned garden**

**Parking**

**No Chain**

**For any more information regarding the property please contact us today**

### **3 Tynely Cottages, Chathill NE67 5DU**

**REAR PORCH 6'4" x 10'9" (1.93m x 3.27m)**  
UPVC double-glazed windows | Tiled floor | Power sockets

**REAR HALL 5'6" x 6'11" (1.68m x 2.11m)**  
Tiled floor | Doors to kitchen, shower room and reception hall

**KITCHEN 5'9" x 14'2" (1.75m x 4.31m)**  
UPVC double-glazed windows | Tiled floor | Ladder style towel radiator | Part-tiled walls | Fitted wall & base units incorporating; 1 ½ stainless steel bowl sink, space for washing machine, space for under-counter fridge, electric hob with extractor hood, electric oven

**SHOWER-ROOM 5'9" x 8'4" (1.75m x 2.54m)**  
Shower cubicle with wet-wall panels and shower | Wash-hand basin | W.C. | Chrome ladder-style towel radiator | Tiled floor | UPVC double-glazed frosted window | Extractor fan

**DINING ROOM/RECEPTION HALL 8'1" x 15'2" (2.46m x 4.62m)**  
UPVC double-glazed window | Radiator | Staircase to first floor | Glazed double doors to lounge and door to rear hall

**LIVING ROOM 15'5" x 12' (4.70m x 3.65m) Max in alcove**  
Inglenook with stone chimney breast and multi-fuel stove | Radiator | Glazed double doors to reception hall and sliding double-glazed patio doors to conservatory

**CONSERVATORY 9'11" x 11'7" (3.02m x 3.53m)**  
Double-glazed windows and door to garden | Tiled floor | Power sockets

**DOWNSTAIRS BEDROOM ONE 8'x 15'3" (2.44m x 4.64m)**  
UPVC double-glazed window | Radiator | Electric storage heater | Fitted cupboards and wardrobes

**FIRST FLOOR LANDING**  
UPVC double-glazed window | Doors to bedrooms

**BEDROOM TWO 8' x 13'7" (2.44m x 4.14m) (restricted height)**  
UPVC double-glazed window | Electric radiator

**BEDROOM THREE 5'x 13'6" (1.52m x 4.11m) (restricted height)**  
UPVC double-glazed window | Radiator

**EXTERNALLY**  
Detached out-building at the rear of the property | Space for parking at the rear (right of access for neighbouring property needs to be maintained at all times) | Mature lawn garden with surrounding hedge to the front of the property, and a vegetable plot area (there is a pedestrian right of access through the garden for the neighbours)

**T: 01665 510044**

**E: [alnwick@rmsestateagents.co.uk](mailto:alnwick@rmsestateagents.co.uk)**

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### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Private - £10 charge per annum

Sewerage: Cesspit

Heating: Electric night storage

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No known issues

Parking: Allocated parking 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.

### RIGHT OF ACCESS

There is a right of access in the rear lane to allow for the neighboring properties, as well as a pedestrian right of access in the front garden

### 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:** The property is on the exemption register having been previously assigned an F rating for the EPC.

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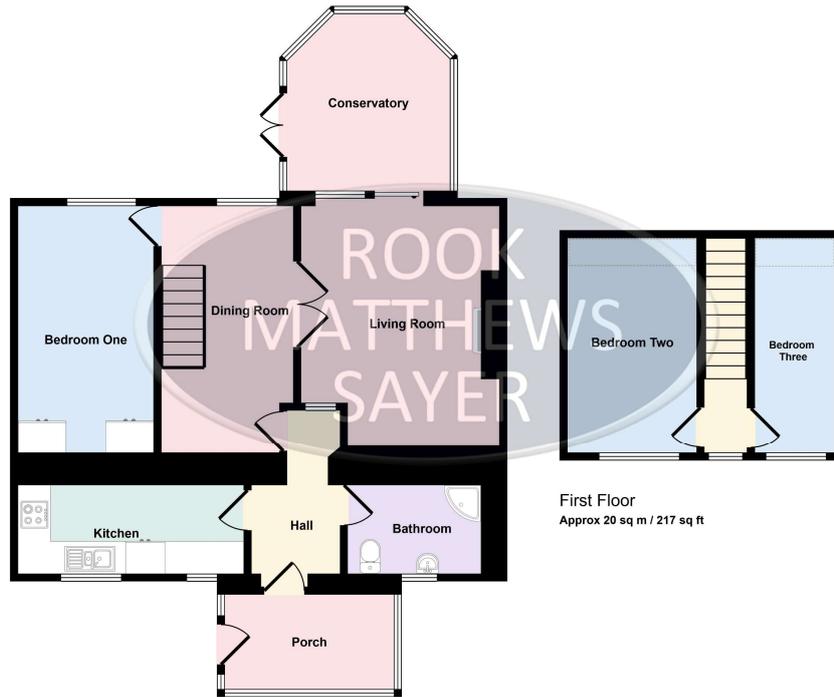


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Approx Gross Internal Area  
98 sq m / 1058 sq ft



Ground Floor  
Approx 78 sq m / 841 sq ft

Denotes head height below 1.5m

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.



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