



Forge Cottage | Branton | NE66 4LW

**£265,000**

This charming stone built, three-bedroom cottage in the tranquil rural hamlet of Branton near Alnwick, offers a superb south-facing rear garden with an open countryside aspect, garage, and excellent potential for renovation, making it an ideal project for investors, retirees, or those seeking a peaceful second home surrounded by countryside.

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## FREEHOLD STONE COTTAGE

### THREE BEDROOMS

### GARAGE

### NO CHAIN

## MID-TERRACED

### OPEN COUNTRYSIDE VIEWS

### LIVING ROOM AND SUN ROOM

### RURAL HAMLET LOCATION

For any more information regarding the property please contact us today

#### Forge Cottage, Branton NE66 4LW

Presenting a rare opportunity to acquire a stone cottage, ideal for investors, retirees, or those seeking a welcoming second home. This three-bedroom property, currently in need of renovation, is superbly positioned within a tranquil rural hamlet surrounded by open green spaces, popular walking and cycling routes. A key feature of the property is the superb rear garden with an open countryside south-facing aspect.

The cottage features a living room that is partly open to the original kitchen. An extension at the rear has provided a larger kitchen space and a sun room that could be utilised as a home office or dining area, offering delightful views over the garden. Off the main hall there is a bathroom, as well as three bedrooms that compromise two generous doubles and one single room, providing flexible accommodation suitable for a variety of needs.

Externally, the single garage offers secure parking or additional storage.

Set in a peaceful location, this bungalow offers a genuine escape from the bustle of town or city life, while still providing excellent connections to outdoor pursuits. With scope to modernise and add value, this property represents a superb project in a sought-after village setting.

Viewing is highly recommended to fully appreciate the potential and idyllic surroundings this unique bungalow has to offer. This is an exceptional opportunity to create a bespoke home tailored to your requirements amidst beautiful countryside.

#### ENTRANCE PORCH

Double entrance doors | Double-glazed windows | Tiled floor | Glazed door to hall

#### HALL

Storage heater | Double-glazed window | Doors to; Living room, bathroom and bedrooms

#### LIVING ROOM 16'x 11'6" (4.87m x 3.50m)

Double-glazed window | Brick fireplace with open fire | Electric storage heaters | Coving to ceiling | Storage cupboard (Larder cupboard) | Open to kitchen | Doors to hall and sun room

#### KITCHEN 9'5" x 9'5" (2.87m x 2.87m) plus additional area open to the lounge 10'6" x 6' (3.20m x 1.83m)

Fitted units comprising; electric hob & extractor, electric oven and dual grill oven, integrated dishwasher, integrated washing machine, 1.5 bowl sink

Double-glazed windows | Tiled floor | Electric storage heater | Part-tiled walls

#### SUN ROOM 8' 6" x 9' 6" (2.59m x 2.89m)

Double-glazed sliding patio doors leading to substantial patio area in the rear garden | Tiled floor | Electric storage heater

#### BATHROOM 10' x 5' " (3.05m x 1.55m)

Bath with mixer-tap shower | Low-level W.C. | Wash-basin | Part-tiled walls | Electric towel rail | Extractor | Wall-mounted fan heater

#### BEDROOM ONE 16'x 8'8" (4.87m x 2.64m)

Double-glazed window to rear | Secondary-glazed window to front | Storage heater | Exposed original ceiling beams

#### BEDROOM TWO 12'2" x 9'1" (3.71m x 2.77m)

Double-glazed window to rear | Storage heater

#### BEDROOM THREE 12'2" x 16'11" (3.71m x 5.15m)

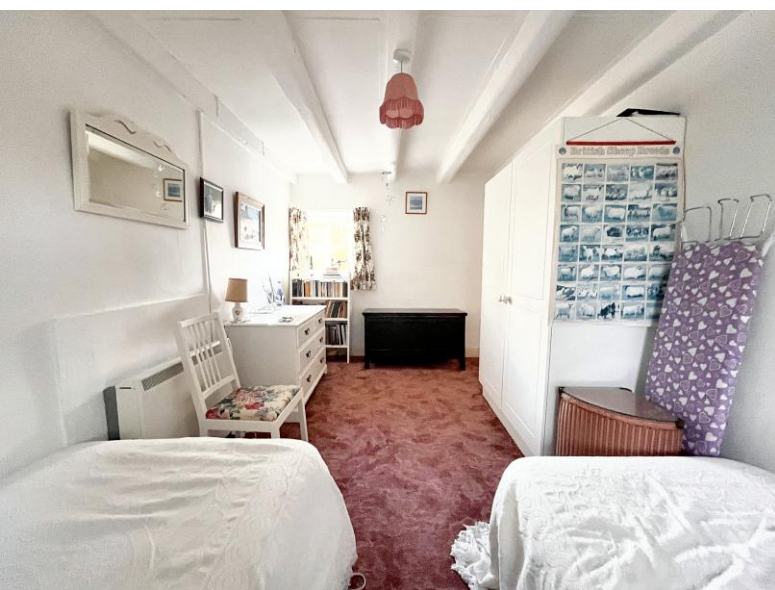
Double-glazed window | Storage heater

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**GARAGE 16'10" x 7'10" (5.13m x 2.39m)**  
Electric up & over door | Window & door to rear | Light & power

#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains (to be confirmed)  
Sewerage: Septic tank (to be confirmed)  
Heating: Electric storage heaters  
Broadband: Not known  
Mobile Signal Coverage Blackspot: No known issues  
Parking: Garage and on-street parking

#### 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

#### AGENTS NOTE

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

**COUNCIL TAX BAND: B**

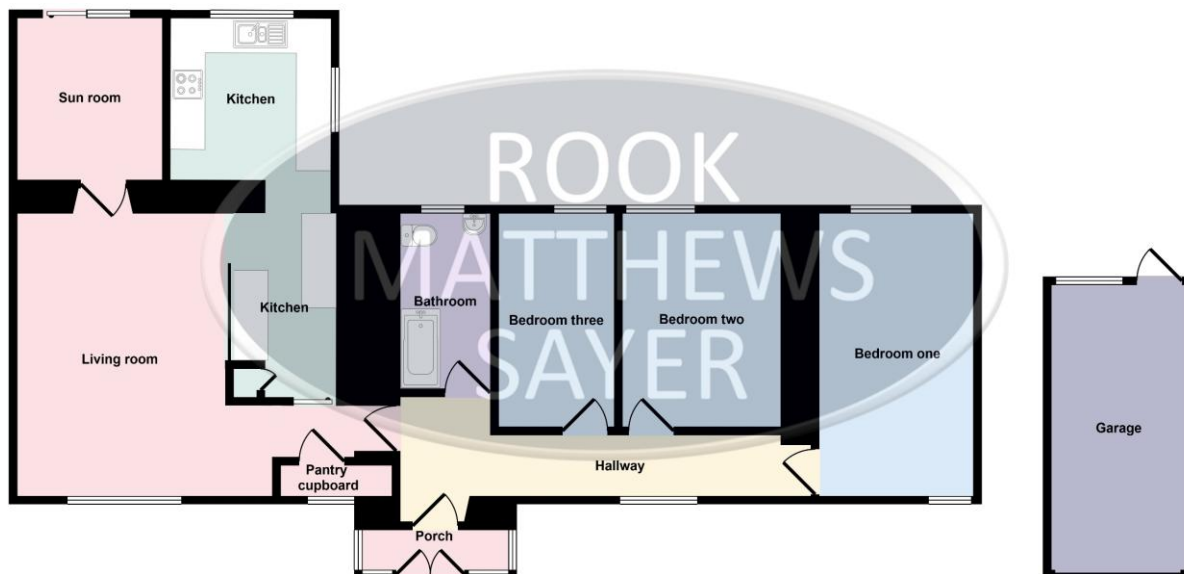
**EPC RATING: E**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

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Approx Gross Internal Area  
115 sq m / 1236 sq ft



Floorplan  
Approx 103 sq m / 1111 sq ft

Garage  
Approx 12 sq m / 125 sq ft

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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**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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