



Main Street | Felton | NE65 9PZ

**£240,000**

A most charming and characterful property located in the picturesque village of Felton in Northumberland, particularly appealing to garden lovers in search of a peaceful haven to relax and unwind.

Accommodation comprises; a large lounge, dining room/home office, kitchen, two bedrooms and an upstairs bathroom.

There are outbuildings in the rear garden, as well as sheds and a summer house.

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**Stone mid-terraced house**

**Two bedrooms**

**Long rear garden**

**Mains gas central heating**

**Double glazing**

**Two reception rooms**

**Out buildings and summerhouse**

**No Chain**

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

## **72 Main Street, Felton NE65 9PZ**

Presenting this attractive two-bedroom terraced house located in the heart of Felton village, offered for sale with no onward chain. This charming character stone property is in good condition throughout and enjoys a prime central position, ideal for those seeking both tranquillity and convenience. Felton is renowned for its thriving community, excellent access to the A1 main road, local amenities including a well-regarded village shop and the popular 'Running Fox' artisan cafe. Picturesque riverside walks are just moments from the doorstep, providing wonderful recreational opportunities.

The accommodation is thoughtfully arranged, featuring a spacious lounge with a characterful fireplace and offering a warm and inviting setting for relaxation. An exposed stone wall in the kitchen and some exposed original floorboards enhance the sense of period charm. A second reception room provides flexible options as a welcoming dining area or a comfortable home office.

The property boasts a very long private garden, complemented by an array of useful outbuildings, sheds, and a well-appointed summerhouse—perfect for outdoor entertaining, hobbies, or additional storage. These useful outdoor spaces are a great addition for storage, workshops, and a place to relax and un-wind in the beautiful mature garden.

Upstairs, there are two bedrooms and a bathroom. The sought-after location benefits from proximity to nearby schools, walking routes, and the village's enviable amenities, making this a delightful home in a truly desirable setting. Early viewing is highly recommended to appreciate all this property has to offer.

### **HALL**

Entrance door | Radiator | Tiled floor | Staircase to first floor

### **LOUNGE 15' plus door recess x 15'7 (4.57m x 4.75m)**

Timber frame double-glazed sash window | Wood burning stove with a stone hearth | Radiators | Open to dining room/study | Under-stairs cupboard

### **DINING ROOM/STUDY 15'11 x 11' (4.85m x 3.35m)**

UPVC double-glazed window | Radiator | Double-glazed Velux window

### **KITCHEN 15'6 x 6' (4.72m x 1.83m)**

UPVC double-glazed window | Radiator | Tiled floor | Double-glazed Velux window | Exposed stone wall | External 'stable' door | Part-wood panelled walls

Fitted wall & base units with wood worktops incorporating; 1.5 single drainer porcelain sink, space for washing machine, integrated electric oven & hob with stainless steel splash-back

### **FIRST FLOOR SPLIT LEVEL LANDING**

### **BEDROOM ONE 15'1 x 8'9 (4.59m x 2.66m)**

Timber frame double-glazed sash window | Radiator | Double door walk-in cupboard with hanging rail

### **BEDROOM TWO 11'11 x 6'10 (3.63m x 2.08m)**

Timber frame double-glazed window | Feature wood panelling to one wall with shelf | Radiator

### **BATHROOM 10'6 x 6'6 (3.20m x 1.98m)**

Bath with mixer tap shower attachment and an electric shower over and tiled surround | Pedestal wash-hand basin | Low level W.C. | Chrome ladder-style radiator | Storage cupboard housing gas BAXI Combi boiler

### **EXTERNALLY**

Brick out-building comprising W.C and a storage cupboard | Stone outbuilding for storage | Two sheds and a summer house | Gate providing side access for bins

**T: 01665 510044**

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

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#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage Mains

Heating: Mains gas and wood burner

Broadband: Cable

Mobile Signal Coverage Blackspot: No known issues

Parking: On street

#### 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.

#### HOLIDAY LET

While the agent believes the property is suitable for use as a holiday let, the agent cannot warrant or promise that the seller has let it as a holiday letting nor that it meets all the relevant legislation. Interested parties should make their own enquiries including asking questions about the seller's letting of the property and its compliance with the holiday letting laws. If necessary, independent professional advice should be obtained prior to making any decisions to view or otherwise.

#### 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: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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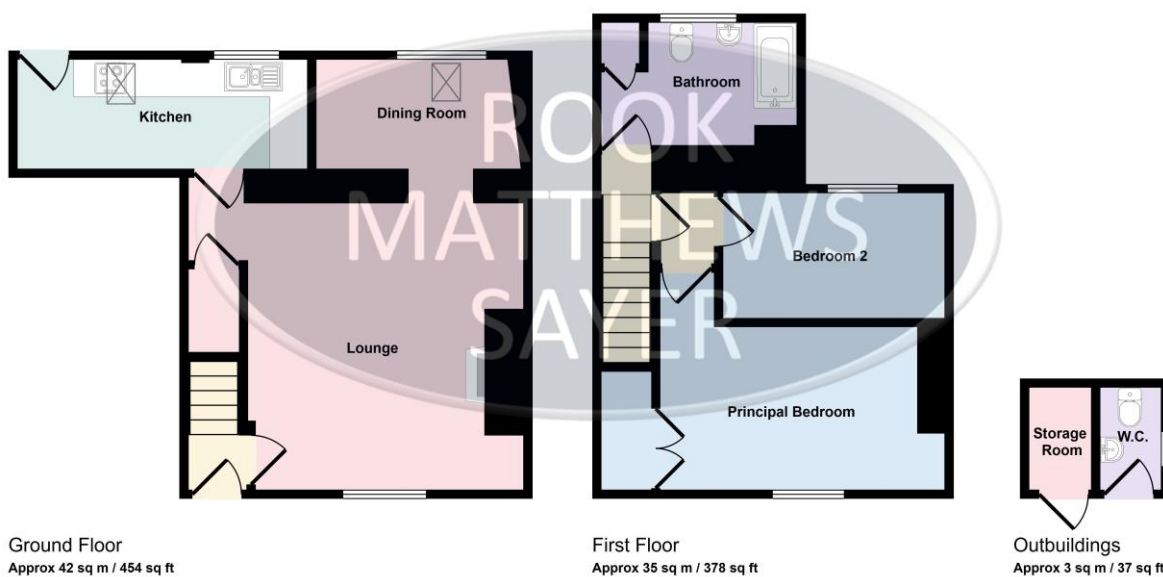


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Approx Gross Internal Area  
81 sq m / 869 sq ft



Version 1

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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**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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