



Tower Cottage | Whittingham | NE66 4RD

Offers over:
£280,000

Occupying an extensive plot within a picturesque Northumberland village, this characterful stone-built cottage is situated in an elevated position looking out to approximately two acres of extensive lawn and meadow gardens that slope gradually down to meet a woodland area alongside the banks of the river Aln. With a cabin, viewing deck and apple orchard included!

the property

ROOK
MATTHEWS
SAYER



Grade II Listed Freehold semi-detached stone cottage

Character property with an Inglenook fireplace

Extensive plot of approximately two acres

Two bedrooms

Shower room

Council Tax rating: D, EPC rating: F

For any more information regarding the property please contact us today

Tower Cottage, Whittingham NE66 4RD

The charming lounge is the heart of the property and features an impressive inglenook fireplace with a stove as its centrepiece. French doors from the lounge offer beautiful views out to the gardens, which is an aspect that both bedrooms and the kitchen also enjoy.

The kitchen has space for a table and chairs and features an exposed stone wall. Two double bedrooms and a wet room style shower room are located off the central entrance hall.

This delightful cottage is sure to appeal to a buyer in search of a peaceful and characterful residence with the emphasis being on the extensive gardens and land surrounding

ENTRANCE HALL

Double glazed doors | Wood floor | Cupboard housing electric fuse box | Loft access hatch | Doors to; lounge, bathroom and bedrooms

LOUNGE 14' 6" x 16' 0" (4.42m x 4.87m)

Inglenook fireplace with stone surround incorporating a multi fuel stove | Engineered wood floor | Double glazed sash window | French doors to rear garden | Electric radiator | TV aerial point

KITCHEN 14' 7" x 9' 7" (4.44m x 2.92m)

Exterior stable door | Double glazed window to rear | Electric radiator | Laminate flooring | Single cupboard | Downlights | Loft access hatch | Part tiled walls | Fitted wall and base units incorporating wood work tops | Space for dishwasher | Space for electric range cooker | Extractor hood

BEDROOM ONE 7' 0" x 11' 7" (2.13m x 3.53m)

Double glazed window to front and side | Electric radiator | TV aerial point

BEDROOM TWO

Double glazed window to side | Electric radiator | TV aerial point

SHOWER ROOM / WET ROOM

Double glazed frosted sash window | Fully tiled walls | Chrome ladder style heated towel rail | Pedestal wash hand basing | W.C | Mains rain-head shower with bi-fold shower screen

EXTERNALLY

Approximately two acres of land including a lawned area, meadow, apple orchard, cabin (12m²) and viewing deck

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric radiators

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: Some phone providers may have signal issues

Parking: A private drive adjacent to The Pele Tower that leads to Tower Cottage. Parking is within the boundaries of the plot

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.

RESTRICTIONS AND RIGHTS

Listed Yes – Grade II

Conservation Area – Yes

RISKS

Flooding in last 5 years: No

Risk of Flooding: The property is situated in an elevated position in Zone 1, but the land slopes down to the river Aln, adjacent to the river bank.

ACCESSIBILITY

Single storey residence on one level

This property has accessibility adaptations:

Wet room style shower room

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: D

EPC RATING: F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	27 F	
1-20	G		

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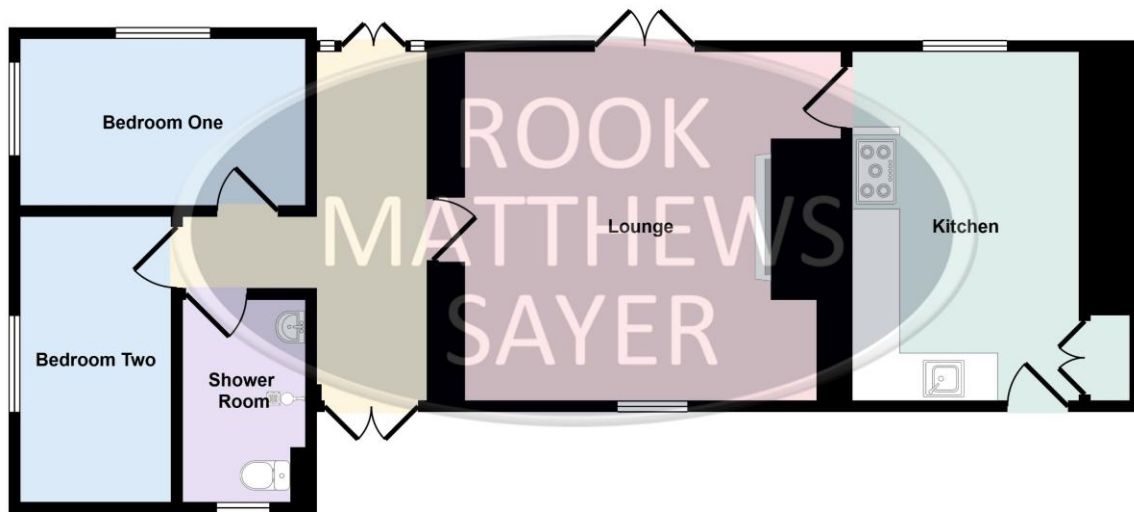
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FLOOR PLAN

Approx Gross Internal Area
66 sq m / 715 sq ft



Floorplan

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.

VERSION 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.



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