



Ellingham | Chathill | NE67 5HA

**£450,000**

Detached character home in Chathill with spacious reception rooms, south-facing sun room and garden, plus a self-contained studio annex with garage, parking and countryside views, offering excellent multi-generational or holiday-letting potential near Northumberland's coast and transport links.

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## DETACHED FREEHOLD PROPERTY

## LIVING ROOM AND SUN ROOM

## DINING KITCHEN AND SEPARATE UTILITY

## SHOWER ROOM AND SEPARATE EN-SUITE

## ANNEX – STUDIO APARTMENT WITH SELF-CATERING FACILITIES – BEDROOM AREA, LIVING SPACE, KITCHEN, SHOWER ROOM, VERANDA AND GARDEN

For any more information regarding the property please contact us today

### Farley Cottage, Ellingham, Chathill, NE67 5HA

A great opportunity to purchase a unique and quirky property comprising a detached house and a separate studio annex, located in the delightful village of Ellingham in the Chathill area of Northumberland. This would be an ideal property for a buyer looking for a main residence with scope to have an income from a separate on-site holiday-let/air bandb. Alternatively, the separate annex is a superb space for an artist or home office. It can also be utilised as separate self-contained accommodation for family or relatives that require their own space.

The main house offers two main generous size rooms, both with character features including exposed wood beams and large inglenook fireplaces. The spacious dining kitchen provides ample room for cooking and dining, complemented by a utility, and separate boot room/store room. The living room leads through to a long south-facing sun room at the rear that offers additional seating and dining space with views over the private lawned garden.

Upstairs, there is a shower room and two well-proportioned double bedrooms with beautiful countryside views. One bedroom benefits from an en-suite bathroom that includes a roll-top bath, and the landing is notably spacious, providing scope for bookcases and further storage.

There is a separate, self-contained first-floor studio apartment with open-plan seating, sleeping and kitchen areas, its own en-suite shower room, and a south-facing veranda enjoying wonderful countryside views. The ground floor provides a garage and storage area, with potential for future development into a second studio, subject to the necessary consents. Parking is available on site.

Chathill is well placed for access to Northumberland's coastline, walking and cycling routes, and nearby beaches and countryside. The area is served by Chathill railway station, offering services towards Newcastle; journey times to Newcastle are typically around 45–60 minutes, depending on the service. Road links provide straightforward access to Alnwick, Seahouses and Bamburgh for further amenities, shops and coastal attractions.

The house and studio are offered for sale as a single unit with no upper chain, presenting an opportunity for multi-generational living or holiday-letting potential.

**ENTRANCE PORCH 11'8 X 4 (3.55m x 1.22m)**  
Double and single glazed windows | Tiled floor | Glazed door to hall

**HALL**  
Window to porch | Radiator | Staircase to first floor | Under-stairs storage cupboard | Laminate flooring | Doors to W.C. and living room

**W.C.**  
Window to porch | Low-level W.C. | Wash-hand basin

**LIVING ROOM 20'2 x 12'11 (6.14m x 3.93m)**  
UPVC double-glazed window | Double-glazed sliding patio doors to sun room | Inglenook fireplace with wood burning stove | Laminate flooring | Fitted shelves | Storage cupboard | Doors to hall and dining kitchen

**SUN ROOM 27'1 x 5'8 (8.25m x 1.73m)**  
Double-glazed sliding door windows to garden | Stone flagged floor | Ceiling downlights | Double-glazed roof windows

**DINING KITCHEN 19'3 x 13'7 (5.86m x 4.14m)**  
Fitted kitchen units comprising: single stainless-steel sink, integrated induction electric hob & double oven, extractor hood, integrated fridge, integrated microwave combi grill

UPVC double-glazed window to front | Window to rear | Laminate flooring | Inglenook fireplace | Exposed ceiling beams | Fitted shelves | Wall lights

**UTILITY 9'9 x 5'7 (2.97m x 1.70m)**  
UPVC double-glazed window | Fitted units comprising: 1.5 stainless steel sink, space for dishwasher and washing machine | Oil-fired central heating boiler | Stone flagged floor | Door to store

**STORE ROOM/BOOT ROOM 7' into recess x 9' (2.13m x 2.74m)**  
Stone flagged floor | Frosted-glass window | External stable door to garden | Fitted base cupboard housing boiler expansion vessel | Space for a fridge-freezer

**FIRST FLOOR LANDING**  
UPVC double-glazed windows | Doors to bedrooms and shower room

**BEDROOM ONE 13'6 x 13'1 (4.11m x 3.98m)**  
UPVC double-glazed window | Radiator | Storage cupboard

**BEDROOM TWO 13'8 x 10'8 (4.16m x 3.25m)**  
UPVC double-glazed window | Radiator | Door to en-suite bathroom

**En-suite Bathroom 8'4 x 5' (2.54m x 1.52m)**  
Free-standing roll-top bath | Close-coupled W.C. | Pedestal wash-hand basin | Chrome ladder-style radiator | Part-tiled walls | UPVC double-glazed frosted window to front | Extractor | Downlight & wall light

**SHOWER ROOM**  
Tiled shower cubicle with bi-fold glass door, mains rainfall-head shower plus separate hand-held attachment | Close-coupled W.C. | Pedestal wash-hand basin | Chrome ladder-style radiator | UPVC double-glazed frosted window | Extractor fan | Mirror with lighting operated by touch control

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## EXTERNALLY

The property has a wide driveway to the front, and gate access to the rear gardens. The garden directly behind the main house is mainly laid to lawn, but also includes a sheltered paved seating area and a log store. The annex has its own private paved courtyard style garden that includes a small lawn area, and a gravelled area to the side that accommodates the oil tank

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Oil central heating with radiators in the main house ('NEST' control), as well as a wood burning stove. Electric remote-controlled heating in the studio space, as well as a wood burning stove. Electric radiator in the shower room.

Broadband: Fibre to cabinet

Mobile Signal Coverage Blackspot: No known issues

Parking: Driveway

## 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

## RESTRICTIONS AND RIGHTS

Any owner of Farley Cottage will have a right of way for access to the area to the west side of Farley, between Farley and Ivy Cottage

The land of Farley Cottage cannot be subdivided and must be sold as a single parcel of land

## RISKS

Risk of Flooding: Zone 3 (please ask branch staff for more details)

Has the property ever suffered from fire, storm, or flood damage: No

Has the property flooded in the last 5 years: No

## BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: Yes, planning permission has been granted for the erection of a dormer bungalow in the ground of the Hermitage on the land to the rear of the Signal Box.

## 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:** As the property is in use as a holiday-let rental – small business rates currently apply instead of the usual Council Tax banding. This would revert back to residential council tax banding if a buyer wanted to use the property as a second home or main residence.

**EPC RATING:** F (based on a 2016 energy assessment)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E		
21-38	F	31 F	
1-20	G		

AL009251/DM/CM/20.01.2025/V3



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## OPEN PLAN STUDIO SPACE

16' 3" x 7' 11" (4.95m x 2.41m)

Kitchen area 9'9 x 9'5 (2.98m x 9'5m)

UPVC double-glazed windows to front & rear | Double-glazed sliding patio doors to south facing veranda | Wood-burning stove | Fitted units comprising; Electric induction hob & oven with extractor hood, integrated fridge with small freezer box, integrated washing machine, integrated dishwasher | Tall narrow pull-out larder cupboard | Open shelves providing additional storage in kitchen area | Downlights | Rointe Wifi enabled electric radiator | Panelled headboard wall | Loft access hatch | Wardrobe with shelf & hanging rail | En-suite comprising; tiled shower cubicle with electric shower and glass door, close-coupled W.C, cabinet with integrated wash-basin, mirror with lighting operated by touch control, chrome ladder-style radiator, Downlights, extractor fan, UPVC double-glazed frosted window



The Signal Box, Farley Cottage, Chathill, NE67 5HA

AL009251 Version 1



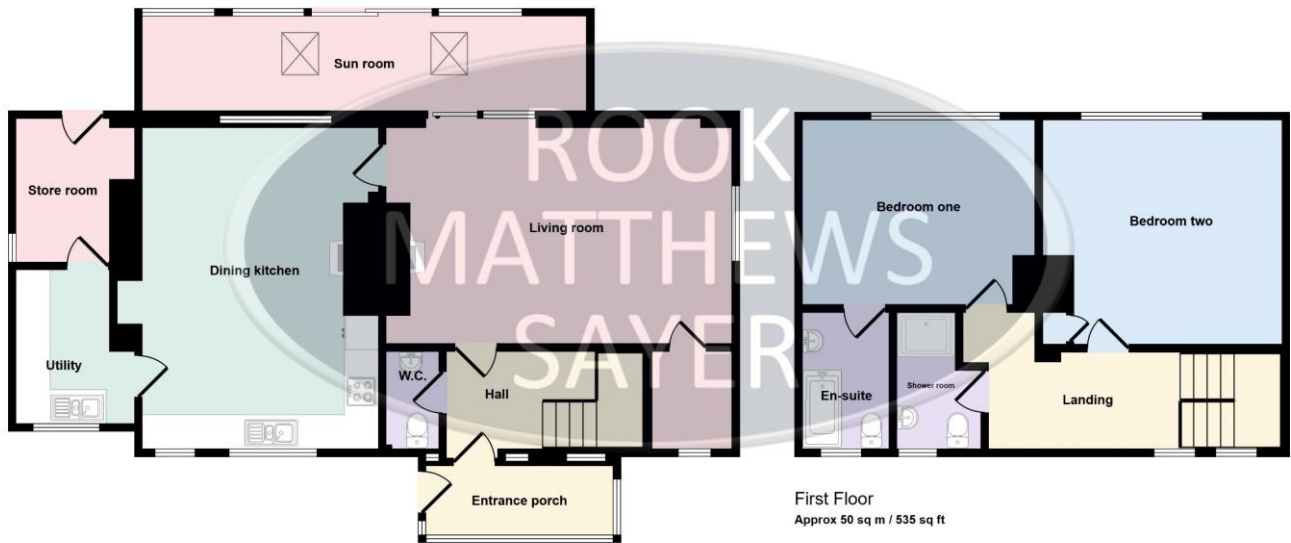
Total floor area: 65.1 sq.m. (700 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (excluding any total floor area), openings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Prepared by www.PropertyPhoto.co.uk

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Approx Gross Internal Area  
143 sq m / 1535 sq ft



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AL009251 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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