



Wandylaw | Alnwick | NE67 5GH

£300,000

This detached two-bedroom stone cottage in the rural hamlet of Wandylaw, Northumberland, offers exceptional countryside and coastal views, spacious living areas, a stone-walled garden, parking, and renovation potential, making it ideal for families, investors, or holiday-let buyers with no onward chain.

ROOK
MATTHEWS
SAYER



DETACHED STONE COTTAGE

FREEHOLD

OPEN PLAN LIVING/DINING ROOM

SEPARATE RECEPTION ROOM

SHOWER ROOM & BATHROOM

GARDEN & PARKING

NO CHAIN

OPEN VIEWS

For any more information regarding the property please contact us today

Top Cottage, Wandylaw Alnwick NE67 5HG

An exciting opportunity to purchase a detached stone cottage in the small rural hamlet of Wandylaw, Northumberland, located with easy access to the A1 and accessed via a no through road which turns into a bridle path literally after the driveway of Top Cottage. Just over nine miles from the historic market town of Alnwick and around one mile west of Ellingham, with exceptional views over open fields extending towards the coastline, the property enjoys distant outlooks to iconic landmarks including Lindisfarne Castle, Bamburgh Castle, and the Farne Islands. Surrounded by a stone-walled garden, this characterful property represents a renovation opportunity with considerable scope.

The accommodation comprises two double bedrooms offering views over the gardens. The spacious open-plan living and dining area features a large inglenook fireplace with a stove, and further views across the grounds. The kitchen windows perfectly frame the outstanding views towards the coast, adding to the appeal for those looking for countryside tranquillity. There are two bathrooms, a reception hall that provides a seating area, a shower room, and a separate bathroom with plumbing for a washing machine - also serving as a utility area.

Parking is available on site. Countryside lovers will appreciate being able to walk straight out to Wandylaw Moor, as well as the beautiful Northumberland National Park and stunning coastline on the doorstep. Alnwick is easily reached by car, offering amenities including supermarkets, independent cafés, shops, and reputable schools. The mainline train station at Alnmouth, located approximately 13 miles away, provides regular services to Newcastle, Edinburgh and beyond, supporting both commuting and leisure travel.

This listing will appeal to investors, families, or those seeking a second home or holiday-let investment. There is no onward chain.

ACCOMMODATION

ENTRANCE HALL

External entrance door | UPVC double-glazed window | Engineered wood floor | Delft-rack | Door to living/dining room, steps up to kitchen area, glazed door to second section of the hall

UPVC double-glazed window | Radiator | Coving to ceiling | Door to a reception room and bedroom corridor

OPEN PLAN 'L' SHAPE LIVING/DINING ROOM

Living area 14'11 X 15'6 (4.54m x 4.72m)

UPVC double-glazed window | Engineered wood floor | Coving to ceiling | Ceiling rose | Inglenook fireplace with multi fuel stove and a stone flagged hearth

Dining area 11'2 X 10'2 (3.40m x 3.10m)

UPVC double-glazed windows | Feature fire surround (not usable) | Engineered wood floor | Radiator | Steps up and open to kitchen area

KITCHEN

14' 5" max into recess x 10' 2" (4.39m max into recess x 3.10m)

Wood units and countertops incorporating; single bowl sink, electric oven, five ring gas hob with extractor hood

UPVC double-glazed windows including a panoramic view of Lindisfarne Castle | Bamburgh Castle and the Farne Islands | Engineered wood floor

RECEPTION ROOM 10'11 X 10' (3.32m x 3.05m)

UPVC double-glazed windows and composite external door | Tiled floor | Radiator

T: 01665 510044

E: alnwick@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER



BEDROOM HALL

Door leading to; shower room, bedroom one, bathroom (leading to bedroom two) | Access to attic space (boarded attic space with light

SHOWER ROOM

Wet wall panelled shower cubicle with multi jet shower | Close-coupled W.C | Pedestal wash-hand basin | Radiator | UPVC double-glazed frosted window

BEDROOM ONE 13'8 PLUS ALCOVE X 10'8 (4.16m x 3.25m)

UPVC double-glazed window | Radiator | Feature fireplace (disused) | Cupboard housing hot water cylinder | Alcove with storage cupboard

BATHROOM

Bath with tiled surround | Pedestal wash-hand basin | Close-coupled W.C. | Plumbing for washing machine | Radiators | UPVC double-glazed frosted window | Door to bedroom two

BEDROOM TWO 10'8 INTO BACK OF WARDROBE X 10'3 (3.25m x 3.12m)

UPVC double-glazed window | Radiator | Coving to ceiling | Range of bespoke fitted wardrobes and cupboards

EXTERNALLY

Rear garden with outstanding views over open fields towards the coastline, including views of Lindisfarne Castle | Bamburgh Castle and the Farne Islands - with stone wall surround including an outbuilding | Deck and gravel areas | Lawn | Pond

Block paved drive to the front, providing parking for two cars that leads around the side of the property and to the second front entrance door

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Septic tank

Heating: Oil and wood burner

Broadband: Not installed

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

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 as to the timeframes for registration.

HOLIDAY LET

While the agent believes the property may be 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

Septic tank charge: Payable to managing agent George F White Ellingham Estate (see branch regarding charges for this)

COUNCIL TAX BAND: B

EPC RATING: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

AL009178/DM/CM/06.02.26/V2

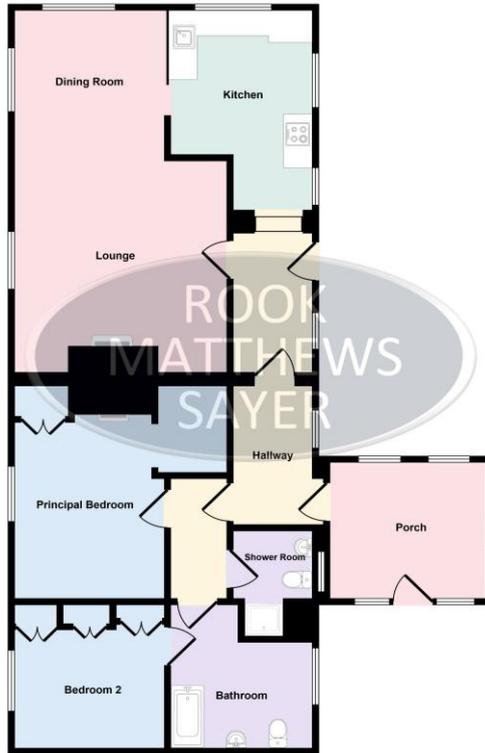


T: 01665 510044

E: alnwick@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER

Approx Gross Internal Area
112 sq m / 1205 sq ft



Floorplan AL009178 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.



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.



T: 01665 510044

E: alnwick@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER