



Gowanlea | Falstone | NE48

**£225,000**

**RMS** | Rook  
Matthews  
Sayer



**Detached Stone Bungalow**

**Close to Kielder Reservoir and Observatory**

**Two Double Bedrooms**

**Log Burning Stove**

**Driveway Parking**

**En-Suite**

**Beautiful Gardens**

**No Onward Chain**

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



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Beautiful detached, stone-built bungalow situated in the heart of Falstone village, within easy walking distance of the village pub, community hub and countryside walks.

Currently operating as a successful holiday let, this attractive property benefits from an en-suite shower room, multi-fuel burning stove, off-street parking and a lovely, private outdoor space.

A stone well-lit entrance porch provides space for cloaks, with an internal door leading through to the main lounge.

The spacious lounge is centred around an impressive inglenook fireplace housing the multi-fuel stove and offers ample room for both comfortable seating and dining furniture. Recently replaced flooring adds to the bright and welcoming feel of the room.

To the rear of the lounge are two doors, one leading to the central hallway and the other to the kitchen.

The kitchen offers a good range of wall and floor units, space and plumbing for white goods, a window overlooking the driveway to the front, and a door providing access to the side patio. The electric boiler is also housed within the kitchen.

The central hallway provides access to both double bedrooms and the family bathroom, as well as double doors opening out onto the side patio.

The fully tiled family bathroom comprises a WC, hand-wash basin and bath with shower over.

The principal bedroom is a generous double and benefits from a superb, compact en-suite shower room, providing added convenience.

Externally, the garden is mainly laid to lawn with a walkway around the full perimeter of the property. A south-facing, private patio area provides the perfect space to enjoy a quiet coffee or a glass of wine during the warmer months. There is also driveway parking for two vehicles.

Falstone is a charming and welcoming village set in the heart of rural Northumberland, surrounded by beautiful open countryside and scenic walking routes. It is ideally placed for those seeking a peaceful setting while still enjoying easy access to outdoor pursuits and the wider North Tyne Valley.

## INTERNAL DIMENSIONS

Kitchen: 13'11 max x 7'8 max (4.24m x 2.34m)

Lounge/Dining Room: 14'0 max x 15'6 into alcove (4.27m x 4.72m)

Bedroom One: 13'1 max x 13'9 into recess (3.99m x 4.19m)

Bedroom Two: 10'1 max x 5'7 max (3.10m x 1.70m)

Bathroom: 10'1 max x 5'7 max (3.07m x 1.70m)

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric & Log Burner

Broadband: Fibre to Cabinet

Mobile Signal Coverage Blackspot: No

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.

## TENURE

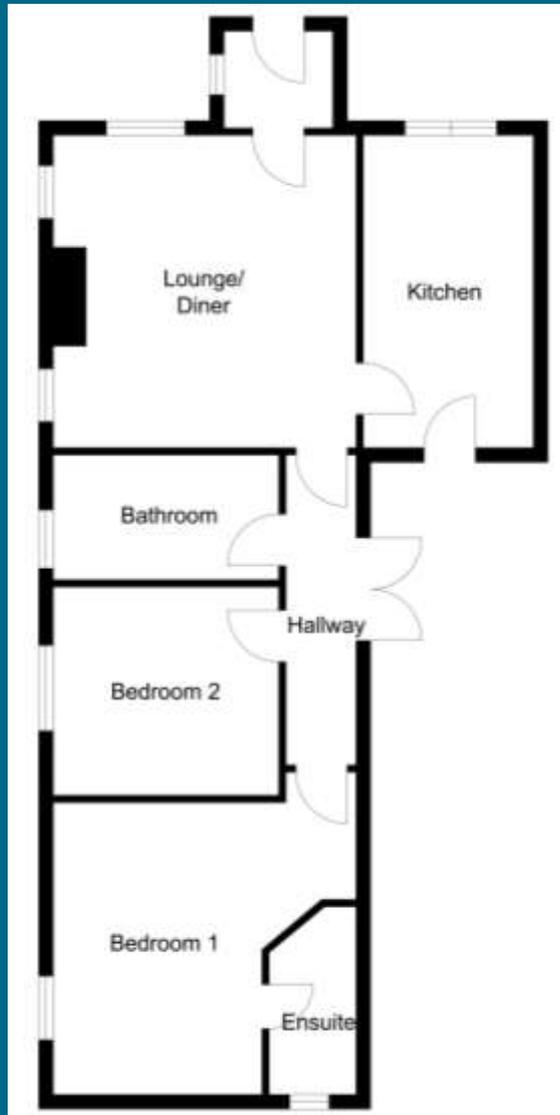
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: Deleted

EPC RATING: TBC

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EPC Pending



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