



Clare Cottage

LOW PASTURES, SWARLAND NE65 9LZ

RMS | Rook
Matthews
Sayer

INCORPORATING
Fine LIVING



3 BEDROOMS
3 BATHROOMS
4 RECEPTION ROOMS

AVAILABLE FOR SALE AT
£575,000

- Detached Property
- Secluded spot
- Substantial living space
- 4 reception rooms, 3 bedrooms & a large dressing room
- Separate double garage with 2 adjoining workshops
- Master bedroom with En-Suite
- Potential to re-model & enhance
- No onward chain

Substantial detached residence

Set on a generous corner plot within the desirable and exclusive village of Swarland, this substantial detached residence offers an exceptional opportunity to acquire a spacious home with enormous potential in a highly sought-after Northumberland location. The property is sold with no onward chain and boasts well-proportioned rooms throughout, providing a versatile layout that can be reconfigured to suit a wide range of personal preferences and lifestyle requirements.



Flexible, welcoming living room

Accommodation is arranged around a large and welcoming entrance hall, leading to four separate reception rooms, offering excellent flexibility for family living, entertaining, or home working. The presence of a ground floor four-piece bathroom means one of the reception rooms could readily be adapted for use as a ground-floor bedroom, if desired.



Modern open-plan kitchen

The spacious kitchen benefits from a separate adjacent utility and an adjoining fourth reception room, offering potential to create one large and modern open-plan kitchen and living space overlooking the rear garden.





Spacious, light-filled bedrooms

To the first floor, there are three bedrooms, complemented by a large dressing room off the second bedroom which could be incorporated to create an ensuite and dressing room, or an additional bedroom or home office. The principal bedroom benefits from a four-piece en-suite bathroom with both bath and separate shower, while a further main family bathroom serves the remaining accommodation. A spacious landing enhances the sense of scale on the upper floor, and has space for a study area as well as ample storage cupboards.



Secluded private plot

While the property would benefit from updating the fixtures and fittings, it presents a rare opportunity for a purchaser to modernise and personalise, creating a bespoke home within an established and exclusive setting.

Externally, the house sits within a private and secluded plot, offering a mature garden with a good degree of privacy. Further benefits include a detached double garage, accompanied by two large attached workshops and loft storage space, ideal for hobbies, storage, or office space.

A home of considerable size and flexibility, offering scope, privacy, and potential in one of Northumberland's most desirable villages. Early viewing is strongly recommended to fully appreciate the space and possibilities on offer.

Property Description

Entrance Porch

Timber stable door and double-glazed windows | Downlight | Tiled floor | Part-glazed door to hall

Hall

Delft rack | Dado rail | Coving to ceiling | Radiator | Staircase to first floor | UPVC double-glazed window | Doors to; sitting room, living room, bathroom, dining room, kitchen, W.C, storage cupboards

Sitting Room

20' 4" x 11' 2" (6.19m x 3.40m)

UPVC double-glazed windows with a dual aspect | Radiator | Wood panelled walls |

Feature fireplace with a tiled hearth

Living Room

20' 5" x 15' 9" (6.22m x 4.80m)

Feature Inglenook fireplace incorporating a multi fuel stove and stone hearth | UPVC double-glazed windows with dual aspect | Radiators | Coving to ceiling | Double doors to hall | Door to dining room

Dining Room

17' 0" x 8' 7" (5.18m x 2.61m)

UPVC double-glazed window | Radiator | Delft rack | Feature wood beams | Doors to living room and hall

Bathroom

Panelled bath | Pedestal wash-hand basin | Close-coupled W.C | Tiled shower cubicle with an electric shower | Radiator | Dado rail | Part-tiled walls | UPVC double-glazed frosted window | Extractor fan

Kitchen

14' 1" x 11' 9" (4.29m x 3.58m)

Fitted wall and base units incorporating; electric hob, electric oven, 1.5 stainless steel sink | UPVC double-glazed windows | Part-tiled walls | Delft rack | Coving to ceiling | Ceiling lights

Utility

11' 9" x 5' 8" (3.58m x 1.73m)

UPVC double-glazed window | Part-tiled walls | Fitted sink unit incorporating; a Belfast sink and workbench, space for; washing machine, tumble dryer, under counter fridge | Freestanding central heating Worcester oil boiler | Radiator | Fitted shelves | Laundry dryer with pulley | Coving to ceiling

Breakfast Room

20' 4" x 7' 9" (6.19m x 2.36m)

UPVC double-glazed windows | Sliding patio doors | Delft rack | Dado rail | Radiator | Coving to ceiling

W.C

Close coupled W.C | Wash-hand basin | Fitted cabinet | Radiator | UPVC double-glazed frosted window | Half-panelled walls

First Floor Landing

Built-in cupboards | Loft access hatch | Picture rail | Doors to bedrooms and bathroom

Master Bedroom

15' 9" x 15' 7" plus door recess (4.80m x 4.75m plus door recess) (Attic style room with sloping ceilings - maximum floor space measured)

Double-glazed Velux windows with dual aspect | Fitted sliding mirror door wardrobes | Picture rail | Radiator | Wall lights | Door to ensuite bathroom

En-Suite Bathroom

Panelled bath, close WC, cabinet with integrated wash hand basin, tiled shower cubicle incorporating an electric shower, double glazed Velux window

Bedroom Two

11' 11" x 15' 7" maximum width (3.63m x 4.75m maximum width) (Attic style room with sloping ceilings - maximum floor space measured)

Double glazed Velux windows with dual aspect | Radiator | Eaves storage cupboard | Picture rail | Door to dressing room

Dressing Room

8' 2" x 15' 7" maximum width (2.49m x 4.75m maximum width) (Attic style room with sloping ceilings - maximum floor space measured)

Double-glazed Velux windows with dual aspect | UPVC double-glazed window overlooking rear garden | Radiator | Picture rail | Fitted wardrobes

Bedroom Three

11' 3" x 15' 7" maximum width (3.43m x 4.75m maximum width) (Attic style room with sloping ceilings - maximum floor space measured)

Double-glazed Velux windows with dual aspect and UPVC double-glazed window | Fitted wardrobes | Radiator | Access to eaves | Picture rail

Bathroom

Panelled bath | Cabinet with integrated hand-hand basin | Close-coupled W.C | Tiled shower cubicle incorporating an electric shower | Part-tiled walls | Dado rail | Radiator | Shaver point | Extractor fan | Double-glazed Velux window

Double Garage

19' 3" x 23' 7" (5.86m x 7.18m)

Electric up-and-over garage door | Access to overhead loft space for storage | Electric power sockets | Lighting | Open to workshop area and concealed door to second workshop

Workshop One

19' 4" x 9' 8" (5.89m x 2.94m)

UPVC double-glazed windows | Composite external stable door | Fitted work benches | Fitted shelves | Cold water tap | Power sockets and lighting

Workshop Two

19' 4" x 16' 1" (5.89m x 4.90m)

Fitted work benches and shelving | Power sockets and lighting

Externally

Landscaped wrap-around secluded gardens leading to a private rear garden incorporating an extensive sun terrace, raised vegetable beds, lean-to greenhouse, and a large chicken coop. Generous size gravelled drive with gate access to the front - providing multi-vehicle parking.

PRIMARY SERVICES SUPPLY

Electricity:	MAINS
Water:	MAINS
Sewerage:	MAINS
Heating:	OIL & OPEN FIRE
Broadband:	FTTC
Mobile Signal Coverage Blackspot:	NO
Parking:	GARAGE & 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.

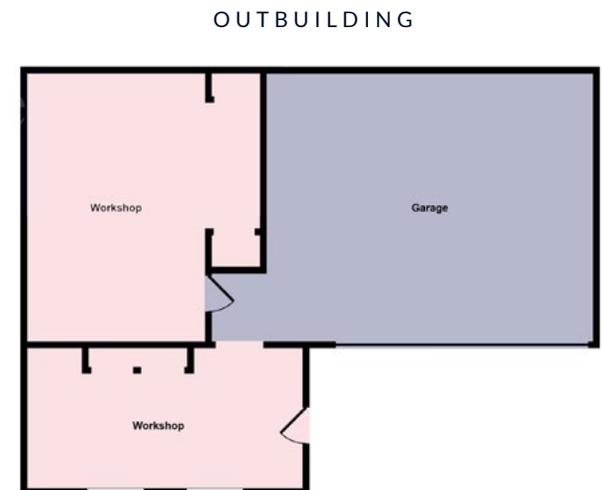
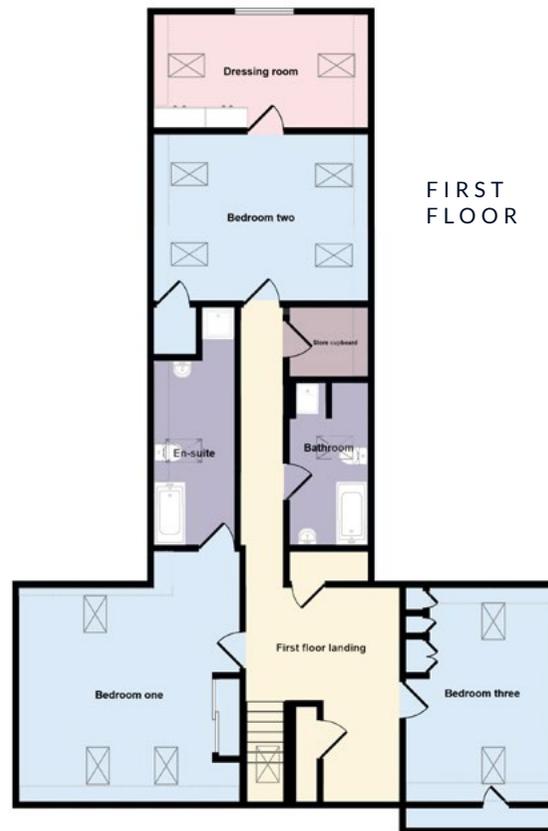
Tenure: Freehold - It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

Council Tax Band: G

EPC Rating: D

AL009409/DM/TB/27.01.2026/V1

Floor Plans





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



For more information please contact our branch today via:
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