



Armstrong Street | Ridsdale | NE48

£175,000

RMS | Rook
Matthews
Sayer



Character Country Cottage

Bright Fitted Kitchen

Two Generous Bedrooms

Stunning Rural Views

Beautiful Garden

Stone Fireplace

Peaceful Countryside Setting

Driveway and Garage

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



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This lovely country cottage offers some of the finest rural views in the county and quaint accommodation with character features throughout.

The main room in the house is the front lounge, which is spacious and homely, centred around an impressive stone inglenook fireplace housing a cosy multi-fuel-burning stove. The room is spacious enough to accommodate dining furniture and also benefits from an external door to the front elevation, an open staircase to the first floor, and a door leading through to the kitchen at the rear.

The kitchen is another generous room with plenty of base, wall, and full-height cupboards, worktops, and appliances. The floor features attractive tiling, and the window brings in plenty of natural light.

To the rear elevation is a very handy boot room/porch, which also houses the central heating boiler.

The stairs from the living room lead up to the first-floor landing via a door at the top of the stairs.

A good-sized family bathroom is offered, along with two generous bedrooms. Bedroom two is an L-shaped room offering space for twin single beds, ideal as a children's room. Bedroom one is a more conventional generous double bedroom but also benefits from an additional dressing room to the rear. This would also make the perfect nursery space for a young family.

Outside is where this property really comes into its own. To the rear, driveway parking is available, along with a detached garage and a generous log store.

Beyond the garage is the beautiful low-maintenance garden, with established borders. This garden offers stunning, far-reaching rural views across rolling countryside all the way to the Scottish Borders in the distance. On a clear day, the view really is breathtaking and must be seen to be appreciated.

Nestled in the heart of the Northumberland countryside, this charming property in Ridsdale offers peaceful rural living with stunning surrounding views, character features, and easy access to local walks and outdoor pursuits. A perfect retreat for those seeking space, tranquillity, and country charm.

INTERNAL DIMENSIONS

Lounge: 15'11 plus bay x 17'11 into alcove (4.85m x 5.46m)
Kitchen: 18'5 max x 6'3 max (5.61m x 1.91m)
Porch: 6'3 max x 3'6 max (1.91m x 1.07m)
Bedroom One: 15'11 max x 8'4 max (4.85m x 2.54m)
Dressing Room: 6'3 max x 7'6 max (1.91m x 2.29m)
Bedroom Two: 9'3 max 12'6 at max point (2.82m x 3.81m)
Bathroom: 7'11 into recess x 7'7 into door recess (2.41m x 2.31m)
WC: 6'1 max x 3'5 max (1.85m x 1.04m)
Garage: 18'7 max x 10'1 max (5.66m x 3.07m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Oil & Wood burner
Broadband: None
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.

RESTRICTIONS AND RIGHTS

Public rights of way through the back lane

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: A

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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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.