



Slaggyford | Brampton | CA8

Offers Over £180,000

RMS | Rook
Matthews
Sayer



Semi-Detached Cottage

Inglenook with Log Burner

Two Double Bedrooms

Stylish Interior

Countryside Views

Original Character Features

Generous Garden

No Onward Chain

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

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Property Description

This beautiful rural cottage is full of charm and character and presented to a very high standard internally. Outstanding rural views paired with a generous garden and being within walking distance of the local pub and community hall, this property will appeal to a number of buyers.

The lounge is a great size and centred around the stunning exposed stone chimney breast with original deep stone inglenook fireplace housing the cosiest of multi-fuel burning stoves. Charming wooden flooring and very handy under-stair storage cupboards also benefit this very homely living space.

The dining room is set up in such a way that it could have multiple options for use. With an external door to the rear garden, a fantastic feature fireplace with original stove oven inset, it is ideal for a hobby room, additional living room or even a ground floor bedroom. Dual aspect glazing also makes it bright and airy and finished off with the beautiful wooden flooring.

The kitchen is situated to the rear of the property and is another generous space. External door to the rear garden and dual aspect windows allow plenty of natural light into the space and the modern fitted kitchen with pull-out larder and space for utilities will please any occupier. The flooring in here is large handsome tiles with underfloor heating making it a very comfortable room to be in. Both windows look out over the pleasant garden and fields beyond.

Stairs lead up from the front door to the first floor landing which offers doors to both bedrooms and the family bathroom.

Both bedrooms are generous double rooms with plenty of floor space for free-standing furniture, the main bedroom also benefits from a spacious storage cupboard using the space above the staircase. Exposed ceiling beams and floorboards add to the charm and character of the upstairs space also.

The family bathroom occupies the full rear leg of the upstairs encompassing bath with shower over, two large linen cupboards, attractive tiling and flooring as well as dual aspect windows bringing in lots of natural light.

Externally, this cottage offers a fantastic private garden with open views across fields and moorland. The garden is mainly laid to lawn and offers a detached kennel and timber outbuilding benefitting from power and lighting. This has also been used as a very handy hobby room but currently requires some refurbishment. The front of the property boasts a pretty stone paved yard with picket fence, perfect for pots, planters and enjoying the evening sun.

The location of Knarsdale village is in the heart of the North Pennines, surrounded by rolling valleys and moorland. Great road links give direct access to Haltwhistle, Brampton and Alston which all offer groceries, schooling and healthcare. Being within a very short walking distance of both The Kirkstyle Inn and Knarsdale Village Hall are also benefits of the location. This small rural village has a real sense of community and it shows.

The cottage is one of those properties which capture your heart as soon as you walk through the door so to avoid disappointment, please don't hesitate to arrange your viewing via our office on the details below.

INTERNAL DIMENSIONS

Kitchen: 11'9 max x 7'10 max (3.58m x 2.39m)

Lounge: 16'2 into alcove x 14'5 max (4.93m x 4.39m)

Dining Room: 10'8 into alcove x 12'0 max (3.25m x 3.66m)

Bedroom One: 14'10 max x 12'11 into alcove (4.52m x 3.94m)

Bedroom Two: 10'5 into alcove x 11'11 max (3.18m x 3.63m)

Bathroom: 11'9 max x 7'10 max (3.58m x 2.39m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Night Storage / Multi-Fuel Stove

Broadband: (Starlink currently in use) BT available

Mobile Signal Coverage Blackspot: No

Parking: On Street

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

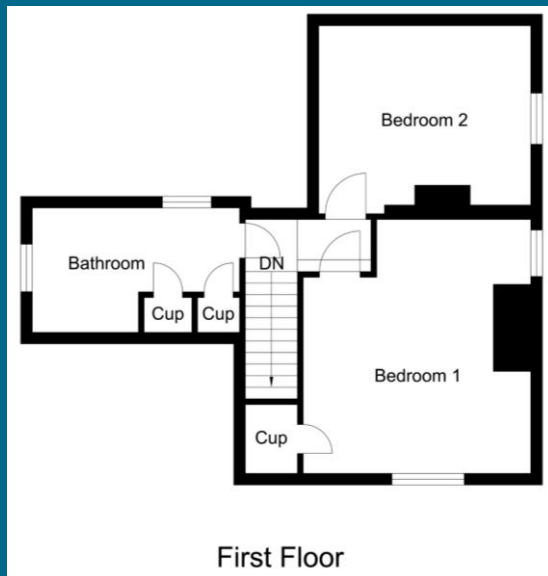
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: B

EPC RATING: F

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	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.