

For Sale  
RMS | Rook  
Matthews  
Sayer  
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Cobblers  
Cottage

Middle Street | Corbridge | NE45

£390,000

RMS | Rook  
Matthews  
Sayer



**Semi-Detached**

**Character Beams**

**Two Bedrooms**

**Modern Kitchen & Bathroom**

**Sunny Courtyard**

**Stone Feature Wall**

**Village Location**

**Grade II Listed**

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





This stunning stone-built period cottage is ideally positioned in the heart of Corbridge and benefits from rare private off-street parking.

Access is available via the front door from a shared lane or the rear door from the garden.

The ground floor comprises a lounge, kitchen, dining room, snug and shower room, while the first floor offers two double bedrooms and a 'Jack and Jill' WC.

The lounge is a spacious, characterful room featuring original stonework and a central inglenook fireplace with multi-fuel stove, creating a warm and inviting atmosphere.

A separate snug sits just off the lounge, with a built-in bookcase and useful storage beneath the stairs, offering a flexible additional reception space.

To the rear, the kitchen and dining room are slightly elevated from the lounge and connected internally. The kitchen is newly fitted with integrated appliances, modern units and a concealed cooker hood, while the dining room is bright and airy with large windows and a glazed door leading to the garden.

The shower room is located off the entrance hall and fitted with a modern suite and stylish tiling. Upstairs, a bright landing leads to two double bedrooms, both featuring exposed stonework and beams. The bedrooms are linked by a 'Jack and Jill' WC, and the main bedroom also benefits from built-in storage.

The property has also benefited from recent upgrades including a new boiler and new downstairs radiators, improving day-to-day comfort and efficiency.

Externally, the rear garden offers a rare feature for the village, with an electric garage door providing secure off-street parking. The remaining space is paved in attractive sandstone, creating a low-maintenance and private outdoor area.

Located in the heart of Corbridge, this charming village offers a blend of historic character and modern convenience. Set along the River Tyne, it features picturesque streets, boutique shops, and welcoming cafés. With excellent transport links and easy access to Newcastle upon Tyne, it's ideal for commuters. Surrounded by beautiful Northumberland countryside, it's perfect for those seeking a peaceful yet well-connected lifestyle.

## INTERNAL DIMENSIONS

Kitchen: 11'0 into alcove x 9'0 max (3.35m x 2.74m)

Lounge: 15'3 max x 11'11 into alcove (4.65m x 3.63m)

Snug: 8'8 max 6'7 max (2.64m x 2.01m)

Dining Room: 10'4 max x 9'4 max (3.15m x 2.84m)

Bedroom One: 13'4 plus robes plus window recess x 11'11 max (4.06m x 3.63m)

Bedroom Two: 15'9 max x 7'5 max (4.80m x 2.26m)

Shower Room: 6'7 into recess x 6'0 plus recess (2.01m x 1.83m)

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Cable

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.

## RESTRICTIONS AND RIGHTS

Grade II Listed

Public rights of way through the property? Yes

Neighbour has right of way along the fenced path.

## TENURE

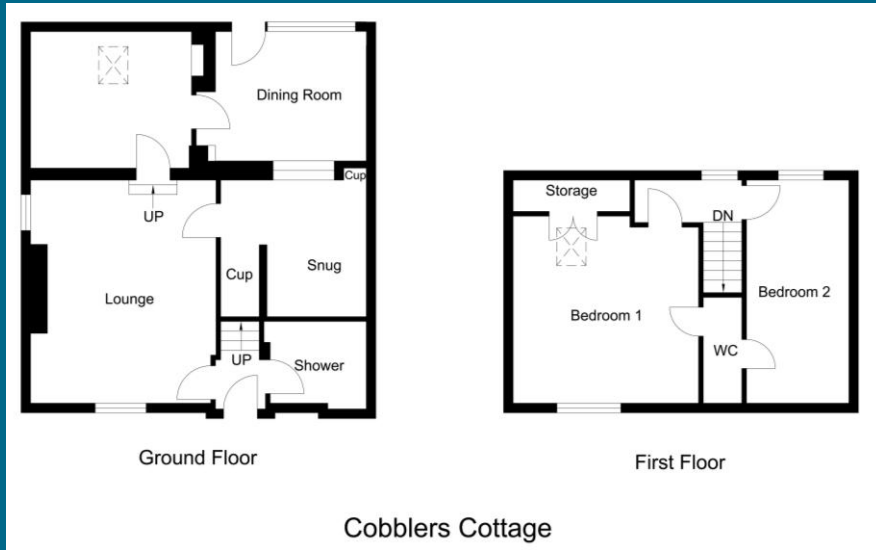
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

## COUNCIL TAX BAND: C

## EPC RATING: E

HX00006353.JR.SM.08.05.2026.V.2.1





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



**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.