



Dene Head Cottages | Walbottle | NE15 9RX

**£300,000**



**Stone-built cottage**

**Large family bathroom/W.C.**

**No onward chain**

**Lounge and dining area**

**Two double bedrooms**

**Detached conservatory**

**Breakfasting Kitchen**

**Single garage**

**RMS** | Rook  
Matthews  
Sayer

Rare to the market, this stone-built cottage is situated in Walbottle and is offered with no onward chain. While requiring some internal updating, the property provides spacious accommodation throughout. Internally, there is an entrance hall leading to a lounge, dining area, and breakfasting kitchen. The property also features two double bedrooms and a large family bathroom/W.C. Conveniently located close to local amenities and transport links, the property offers excellent accessibility. Externally, the front garden is mainly laid to lawn with a paved path leading to the entrance. To the rear is a courtyard-style yard with access to a detached conservatory.

Agent's Note: Please be advised that an AML fee will be payable upon acceptance of an offer. This fee covers the cost of conducting the necessary identity verification and anti-money laundering checks.

Entrance Lobby  
Door to: -

Lounge Area 17' 9" Max x 14' 9" Max plus bow window (5.41m x 4.49m)  
Front-facing double bow window, two central heating radiators, decorative ceiling coving, and a feature fireplace with an inset fire and hearth.

Dining Area 10' 7" Max x 7' 0" Including recess (3.22m x 2.13m)  
Rear-facing double glazed window, decorative ceiling coving, and a central heating radiator.

Breakfast Kitchen 22' 1" Max x 8' 2" Max (6.73m x 2.49m)  
Fitted with a range of wall and base units with work surfaces and upstands, splash back tiling, double stainless steel sink with mixer tap and drainer, integrated gas hob, eye-level oven and grill, fridge and freezer, plumbing for an automatic washing machine, central heating radiator, dual-aspect double glazed windows, and a door leading to the rear.

Inner Hall  
Doors leading to two bedrooms and a bathroom/W.C.

Bedroom One 17' 10" Max x 13' 5" Plus bow window (5.43m x 4.09m)  
Double glazed bow window to the front, decorative ceiling coving, and two central heating radiators.

Bedroom Two 12' 0" x 11' 0" Plus recess (3.65m x 3.35m)  
Rear-facing double glazed window, central heating radiator, and fitted wardrobes.

Bathroom/W.C 10' 10" Max x 10' 7" Plus recess (3.30m x 3.22m)  
Large family bathroom comprising a low-level W.C., panel bath, shower cubicle, bidet, twin vanity wash hand basin, storage cupboard, central heating radiator, double-glazed window, and tiled walls.

Bedroom Two 12' 0" x 11' 0" Plus recess (3.65m x 3.35m)  
Rear-facing double glazed window, central heating radiator, and fitted wardrobes.

Bathroom/W.C 10' 10" Max x 10' 7" Plus recess (3.30m x 3.22m)  
Large family bathroom comprising a low-level W.C., panelled bath, shower cubicle, bidet, twin vanity wash hand basin, storage cupboard, central heating radiator, double-glazed window, and tiled walls.

Detached Conservatory 9' 10" x 9' 9" (2.99m x 2.97m)

Externally  
Front Garden  
Lawned garden with planted borders and a paved path leading to the entrance.

Rear Garden  
Courtyard-style rear yard with access to the conservatory.

Garage 17' 1" Max x 15' 2" Max (5.20m x 4.62m)  
Up-and-over door with power and lighting, and a door leading to the rear.

#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains Gas & Wood burner/open fire  
Broadband: ADSL copper wire  
Mobile Signal Coverage Blackspot: No  
Parking: Garage & allocated space

#### 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: E**  
**EPC RATING: D**

WD8650/11.06.2026/EM/BW/V.1

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 77 C      |
| 55-68 | D             | 63 D    |           |
| 39-54 | 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



**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.