

3 bed cottage to buy in NE48

Falstone, Falstone, Hexham,
Northumberland, NE48 1AW

£375,000

x 3 x 2 x 2

Tenure

Freehold

Driveway parking

Property features

- Beautifully presented detached stone cottage
- Fully renovated throughout to a very high standard
- Lovely semi rural location, open countryside views
- Three Bedrooms, Two receptions, Two Bathrooms
- EPC Rating E

Key Information

- Council Tax: Band D
- EPC Rating: E
- Heating supply: Oil

Arrange a viewing

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- Flexible viewing slots
- Accompanied viewings

Description

An attractive and beautifully presented stone built detached cottage which has been completely renovated by its current owners to a very high standard, idyllic semi rural location surrounded by open countryside, private location with three bedrooms, private gardens, driveway parking with gates, stone outbuilding to the rear and open views.

The property is entered via the front door into spacious porch with ample room for shoes or even a reading chair to enjoy the south facing aspect, beyond the porch, double doors with attractive stained glass surround lead through to the lounge with attractive lighted stone fireplace housing log burning stove as the centrepiece, also a sash window to front elevation and staircase to first floor. Off the rear of the lounge are doors to the dining room, also with a sash window to front elevation and feature fireplace, rear hallway with cloaks hanging, plumbed for washing machine and door to the rear garden. New ground floor shower room and attractive fully fitted country style kitchen with integral appliances including fridge freezer, dishwasher and larder cupboard storage.

The stairs to first floor lead up to a spacious landing, flooded with natural light from a skylight window. A door to the right leads into bedroom 1 featuring south facing dormer window and fitted wardrobes and large cupboard, fitted bathroom with grey wood panelling, skylight window, panelled bath with hand shower and a heated towel rail, Bedroom 3 is situated to the rear but still large enough to accommodate a double bed and freestanding wardrobe, also offering window to rear with rural views beyond the rear garden. The main bedroom is to the front elevation, with dormer window and skylight window, fitted wardrobes offering ample storage.

Externally the property offers gated gravelled driveway parking for several cars, The front garden is south facing so enjoys sunshine. This property is an ideal family home but could equally be used as a holiday cottage or Airbnb, used previously as a holiday cottage, enjoyed by many visitors on a regular basis. The rear of the property offers patio walkaround, greenhouse on hard standing, large stone built outbuilding to the rear with electrics and could be added into the main property or used as a home office.

The location offers itself perfectly to those looking for a quiet rural getaway or even those who may wish to continue the trend of use as a holiday cottage. Less than 5 miles to Kielder reservoir offering watersports, forest cycle tracks, walks as well as the very popluar observatory within the Northumberland designated Dark Skies area. In the other direction, Bellingham is not far away offering groceries, Post Office and Golf Club. The A68 offers good road links into the Scottish Borders to the North and Newcastle or the Tyne Valley to the South.

The property benefits from fast broadband via Starlink. New oil fired central heating boiler and oil tank. New fully compliant sewerage treatment plant less than 12 months old. All downstairs windows and doors are new and come with a 10 year guarantee.

This beautifully presented and characterful is highly appealing with a broad range of potential uses, an internal viewing is highly recommended to appreciate what is on offer.

Council Tax Band: D

Tenure: Freehold

Price: £375,000

Property Type: Cottage

Parking: Driveway

Heating: Oil

Sewerage: Septic Tank

Front Porch

1.80m x 1.80m (5'10" x 5'10")



Lounge

5.90m x 4.00m (19'4" x 13'1")

Log burning stove with new sash windows



Dining Room

2.40m x 4.00m (7'10" x 13'1")



Kitchen

2.70m x 3.20m (8'10" x 10'5")

Fully fitted with integral appliances including fridge freezer and dishwasher



Rear Hall/ Utility

2.10m x 1.40m (6'10" x 4'7")

with door to rear and plumbed for washing machine



Shower Room

2.30m x 1.30m (7'6" x 4'3")



Master Bedroom

4.90m x 3.60m (16'0" x 11'9")

With new fitted wardrobes



Bedroom 2

2.70m x 4.00m (8'10" x 13'1")

with new fitted wardrobes



Bedroom 3

2.70m x 2.30m (8'10" x 7'6")



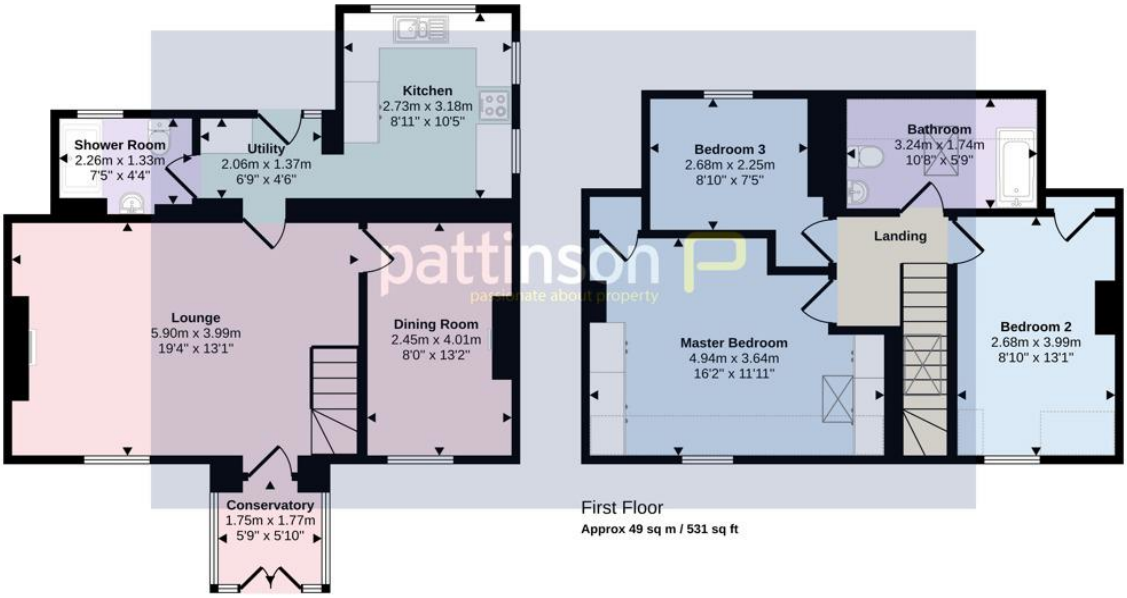
Bathroom

3.30m x 1.80m (10'9" x 5'10")

with white suite, grey panelling and heated towel rail



Approx Gross Internal Area
105 sq m / 1129 sq ft

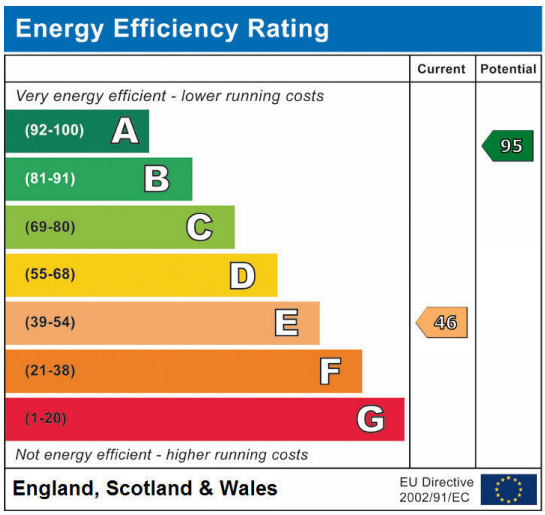


Ground Floor
Approx 56 sq m / 598 sq ft

First Floor
Approx 49 sq m / 531 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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Contact your local branch today for more information on this property:

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