



## Village Farm

### North Sunderland

- Semi-detached cottage
- Two bedrooms – master ensuite
- Successful holiday let
- Small exclusive development
- Allocated parking space
- No chain

Guide Price: **£ 335,000**

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ROOK  
MATTHEWS  
SAYER

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# Cobblestone, 10a Village Farm, North Sunderland, Seahouses, Northumberland NE68 7TE

Located in an exclusive development of barn conversions off Main Street in the North Sunderland area of Seahouses, this fantastic stone property is currently used as a very successful holiday let investment and enjoys the convenience of two private parking bays and private south facing outside space.

The layout offers open plan living with a kitchen, lounge and dining area. This south facing room is filled with natural light and leads out to the private patio area outside. Whilst the upstairs main bedroom has its own ensuite shower room, the second bedroom (currently arranged as a twin room) has use of the downstairs shower room. A range of fitted storage cupboards are It is an ideal retreat for couples or small families and whilst the location is less than one mile from the bustling heart of Seahouses and the harbour, 'Village Farm' is a peaceful and quiet development of similar attractive and sought after properties.

## HALL

Entrance door | Wood flooring | Staircase to first floor | Radiator | Doors to shower room, and open plan living space

## LOUNGE/DINING AREA 9' 10" x 17' 10" (2.99m x 5.43m) Plus 5' 2" x 6' 10" (1.57m x 2.08m)

'L' shaped | Double glazed window and door to garden | Double glazed window to side | Engineered wood flooring | Downlights | Radiator | Open to kitchen

## KITCHEN 10' 5" x 8' 3" (3.17m x 2.51m)

Double glazed window | Fitted wall and base units | Granite work surfaces | Belfast sink | Gas hob | Electric oven | Extractor hood | Integrated fridge/freezer | Integrated dishwasher | Integrated washing machine | Tiled floor | Downlights | Extractor fan

## SHOWER ROOM

Tiled shower cubicle with mains shower | Close coupled W.C. | Wash hand basin with cabinet | Chrome ladder heated towel rail | Part tiled walls | Laminate flooring | Refurbished December 2023

## FIRST FLOOR LANDING

Conservation windows | Storage cupboards | Cupboard housing hot water tank

## BEDROOM ONE 15' 0" max x 10' 11" (4.57m max x 3.32m) Restricted head height

Double glazed window | Double glazed Conservation window | Downlights | Radiator

## ENSUITE

Conservation window | Tiled shower cubicle with mains shower | Wash hand basin with drawer | Close coupled W.C. | Chrome ladder heated towel rail | Laminate flooring | Part tiled walls | Shaver point | Refurbished December 2023

## BEDROOM TWO 8' 6" x 10' 7" (2.59m x 3.22m)

Conservation window | Radiator

## COURTYARD GARDEN

Fence and wall boundaries | Paved | Planted shrubs and bushes

## PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Gas  
Broadband: ADSL  
Mobile Signal / Coverage Blackspot: No  
Parking: Two allocated parking spaces

## MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

## HOLIDAY LET

While the agent believes the property is suitable for use as a holiday let, the agent cannot warrant or promise that the seller has let it as a holiday letting nor that it meets all the relevant legislation. Interested parties should make their own enquiries including asking questions about the seller's letting of the property and its compliance with the holiday letting laws. If necessary, independent professional advice should be obtained prior to making any decisions to view or otherwise.

## 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: Not known | EPC RATING: D**

AL008718/DM/RJ/03.04.2024/V2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



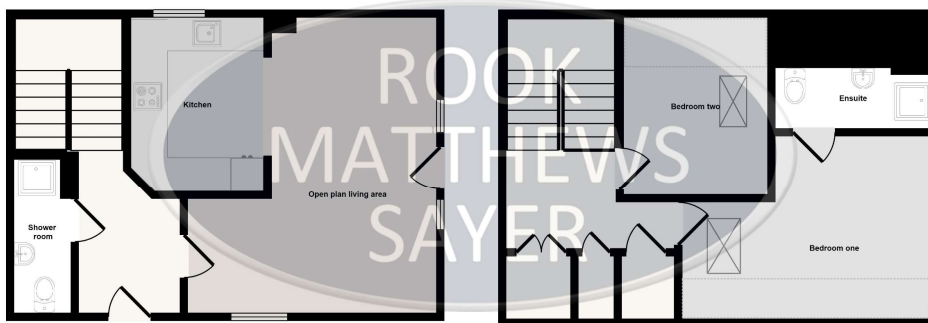
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**The Property Ombudsman**

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Ground Floor

First Floor

Denotes head height below 1.5m

## 10a Village Farm

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.

Version 1

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