



Ropehaugh Cottages

Allenheads

- Terraced Cottage
- Two Bedrooms
- Rural Village
- Gardens with Countryside Views
- Outbuilding
- Open Plan Kitchen Diner

Guide Price: **£ 179,950**

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Ropehaugh Cottages, Allenheads

Set within a designated Area of Outstanding Beauty the cottage benefits from open countryside views at the front and rear. With minimal modernising, this residence holds an abundance of potential and would make a perfect project for those looking to add their personal touch to a home.

The property boasts of two bedrooms, with the primary bedroom being a spacious double, offering ample space for a couple. The second bedroom, whilst unspecified, could serve a multitude of purposes, from a guest room, study/home office, or a personal gym.

The house features a single reception room with an open fireplace, a comfortable space that could be designed to fit your lifestyle, whether that is a cosy living area for evening relaxation or a dynamic space for entertaining guests.

The home is equipped with one kitchen, ready to be transformed into your dream culinary space. While the details of the bathroom remain unspecified, it does provide a necessary function and holds the potential to become a peaceful sanctuary with a bit of creativity and renovation.

One of the unique features of this property is its charming garden, offering a slice of tranquillity to the rear of the home stretching down to a pretty stream. Paired with a beautiful view, it is the perfect place for morning coffee or evening unwinding.

The property is located in a peaceful environment, surrounded by green spaces, perfect for serene walks and embracing a quiet lifestyle.

Ideal for couples or even a Buy to Let, this property offers the perfect opportunity to create a delightful home, tailored to your personal tastes and requirements.

INTERNAL DIMENSIONS

Lounge: 14'10 x 14'2 (4.52m x 4.32m)

Kitchen / Diner: 18'10 x 12'4 (5.74m x 3.76m)

Bedroom 1: 14'9 x 13'11 into alcove (4.5m x 4.24m)

Bedroom 2: 12'1 x 10'11 (3.68m x 3.33m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Oil Central Heating

Broadband: Fibre connection available

Mobile Signal / Coverage Blackspot: No

Parking: On Street

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.

RESTRICTIONS AND RIGHTS

Conservation Area? No

Easements, servitudes or wayleaves? Yes

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: A

EPC RATING: D

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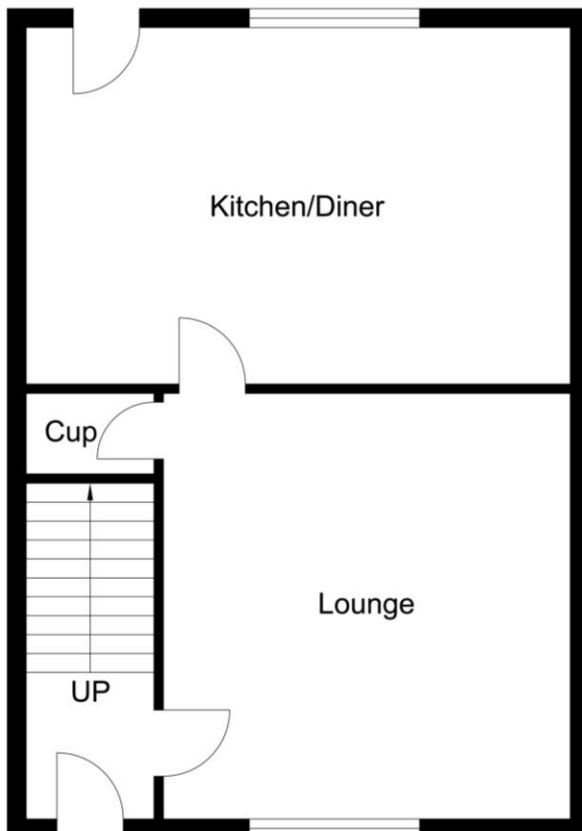
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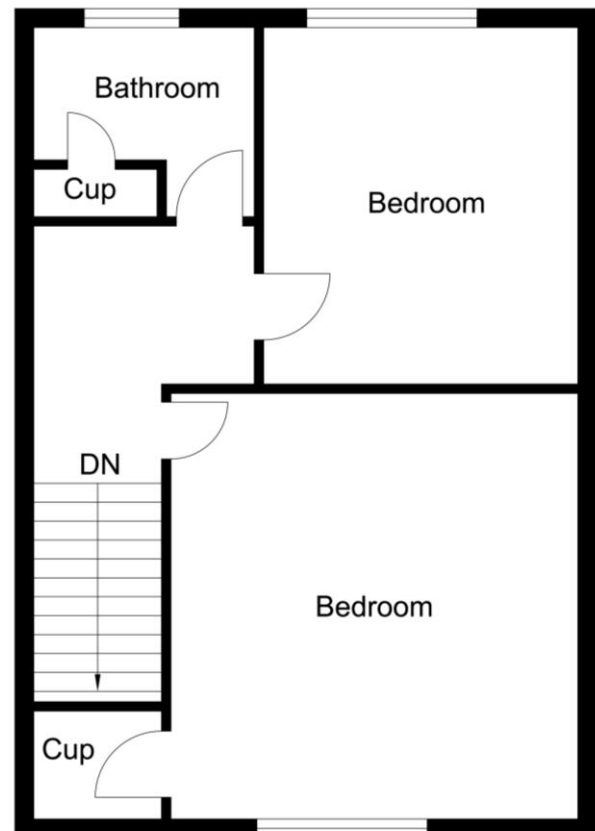
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Ground Floor



First Floor

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