



## Tyrgill Farm Cottage Slaley

- Circa. 14 Acres Grazing
- Three Bedrooms
- Detached Bungalow
- Far Reaching Views
- Quiet, Private Aspect

**Guide Price £ 595,000**



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# Trygill Farm Cottage

Slaley

Offered for sale is this highly impressive registered smallholding sitting in approximately 14 acres of grazing. The property previously held an agricultural tie, this has now been removed.

The property is a spacious, detached bungalow with three generous bedrooms, a large utility and an open plan kitchen and family room with simply perfect far-reaching views across the valley. There is a further reception room with a stove which could be another bedroom, study or reception room. There is a main bathroom and a separate shower room.

The location of Trygill Farm Cottage offers convenient access to the village of Slaley with Slaley Hall and Golf Course, Corbridge and the market town of Hexham which has First, Middle and High Schools; excellent transport links; healthcare facilities; an array restaurants and public houses; day-to-day shopping and much more. There is excellent hacking for equestrians with the quiet country lanes and excellent access into the forest. There is further potential to create more stabling and facilities at the property with the relevant permissions.

Viewing is considered essential to appreciate the location, size, internal qualities, and future potential this property has to offer.

#### Internal Room Dimensions

Open Plan Kitchen/Dining/Family Room: (L-shaped) 9'2(2.79m) x 14'8(4.47m) opening to 10'6(3.20m) x 33'0(10.05m)

Study 9'2(2.79m) x 10'6(3.20m)

Utility 8'10(2.69m) x 8'10(2.69m)

Sun Room: 21'6(6.55m) x 8'7(2.62m)

Bedroom 14'5(4.39m) x 10'6(3.20m)

Bedroom 9'4(2.84m) x 11'7(3.53m)

Bedroom 10'6(3.20m) x 13'6(4.12m)

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Private

Sewerage: Septic Tank

Heating: Oil

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway Parking

#### 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.

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: F**

**EPC RATING: C**

"PronRef"."Val Initials"."Admin Initials"."Date".V."Version No."



**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.

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 The Property Ombudsman