



Rock South Farm Cottage

Alnwick

- Mid link house
- No chain
- Large front garden & rear yard
- Three double bedrooms
- Dining kitchen
- Convenient for A1

Guide Price £225,000

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2 Rock South Farm Cottage Rock, Alnwick NE66 2LG

Situated within a small quiet hamlet of farm cottages near to the villages of Rock and Rennington, this spacious three-bedroom house is conveniently located on the outskirts of the historic town of Alnwick in Northumberland, with easy access to the A1.

It is an ideal main residence, holiday let rental investment, or second home property that could be used as a peaceful retreat and great location for exploring the delights of the Northumberland countryside, coast, and tourist attractions.



The large garden at the front enjoys a south facing aspect, together with the living space and largest two bedrooms, therefore providing lots of natural light to the living accommodation. In addition to the upstairs four-piece bathroom suite, there is a ground floor shower room off the utility at the rear, which is ideal for showering off after a day on the beach or a muddy dog walk. The spacious dining kitchen is great for entertaining guests and seating a large family with ample room for a substantial dining table and chairs. All three bedrooms are double rooms which makes this property great for a group getaway or large family.

HALL

Double glazed composite entrance door | Staircase to first floor | Radiator | Door to lounge and kitchen

LOUNGE

16' 11" x 14' 10" (5.15m x 4.52m)

Double glazed window | Radiator | Inglenook wood burner with exposed stone brick chimney breast | Stone slab hearth | Fitted shelves

KITCHEN

16' 8" x (12' 10 min-16' 5" Max)' (5.08m x (3.91m min-5.00m max))

Double glazed window | Front and rear radiators | Storage cupboard | Understairs cupboard | Fitted wall and base units | Stainless steel sink | Space for fridge freezer | Electric hob and extractor hood | Electric oven | Space for dishwasher

UTILITY

11' 1" x 6' 9" (3.38m x 2.06m)

Laminate floor | Double glazed window | Double glazed Velux window | Radiator | Doors to kitchen, shower room and external composite door | Sink unit | Space for washing machine

SHOWER ROOM

Corner tiled shower cubicle | Electric shower | Extractor fan | Integrated wash hand basin and W.C. | Fitted units | Chrome ladder style heated towel rail | Part tiled walls | Double glazed Velux window | Laminated floor

LANDING

Radiators | Double glazed window



BEDROOM ONE**8' 0" x 14' 10" (2.44m x 4.52m)**

Double glazed window | Radiator | Storage cupboard with hanging rail

BEDROOM TWO**8' 0" x 14' 10" (2.44m x 4.52m)**

Double glazed window | Radiator | Storage cupboard with hanging rail

BEDROOM THREE**8' 4" x 11' 2" (2.54m x 3.40m)**

Double glazed window | Radiator

BATHROOM

Double glazed frosted window | Part wet wall panelling | Bath | Shower cubicle with main shower | Close coupled W.C. | Wash hand basin | Extractor fan | Ladder style heated towel rail

FRONT GARDEN

Lawn and patio | Fenced boundaries

REAR YARD

Fenced and gated | Log store | Oil tank and central heating boiler | Mainly gravelled and paved

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: OTHER

Sewerage: SEPTIC TANK

Heating: OIL

Broadband: NONE

Mobile Signal Coverage Blackspot: NO

Parking: Off-street parking available to use in front of the garden.

RESTRICTIONS AND RIGHTS

Right of access to rear of property and parking at front

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: YES – Conversion of barns nearby

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: C**EPC RATING: To follow**

SPACE FOR EPC GRAPH





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