



## Fell Pasture Ingoe

This very well proportioned bungalow is available for sale with no onward chain and a fabulous plot circa 0.6 of an acre. The front door opens to a porch giving access to the reception hall. There is a vast dual aspect living room with feature fireplace and stove, an impressive dining room, fitted kitchen with central island and Rayburn, garden room, three double bedrooms and a family bathroom. Externally there is a detached garage, mature gardens laid to lawn with a generous patio, wonderful views and an additional enclosed garden accessed via an archway to the rear. Ingoe is a charming village with highly regarded local schools, children's play park, excellent walking routes and additional amenities in the nearby villages of Matfen, Corbridge and Ponteland.

**OIRO £525,000**

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## **Porch 12'6 x 9'3 (3.81m x 2.82m)**

A sizeable entrance porch with tiled flooring and access to the reception hall.

## **Reception Hall 10'3 x 10'9 (3.12m x 3.28m)**

The reception hallway has carpeted flooring and access to the WC, living room, dining room and night hall.

## **WC**

A convenient room with WC, sink unit, heated towel rail, tiled flooring and part tiled walls.

## **Living Room 21'1 max x 26'7 max (6.43m x 8.10m)**

A sizeable room with magnificent feature fireplace with stove, beautiful views over the garden and countryside beyond, carpeted flooring and double-glazed windows to the front and side.

## **Dining Room 11'10 x 10'4 (3.61m x 3.15m)**

The dining room has an archway to the kitchen, inner window to the living room and tiled flooring.

## **Kitchen 13'1 x 18'2 (3.99m x 5.53m)**

An impressive fitted kitchen with contrasting wooden work tops, sink unit, integrated fridge and separate freezer, electric oven, central island, oil fired Rayburn, vaulted ceiling, space for a washing machine, tiled flooring and double-glazed windows to the sides and rear.

## **Garden Room 11'5 x 13'5 (3.48m x 4.09m)**

This room has beautiful views of the garden and benefits from a vaulted ceiling, tiled flooring and double-glazed windows and doors to the patio.

## **Night Hall**

A carpeted hall with access to the bedrooms and bathroom.

## **Bedroom 1 11'7 plus recess x 22'2 (3.53m x 6.76m)**

This wonderful room has double glazed windows to the front and side, carpeted flooring and a walk in storage cupboard.



### **Bathroom 11'1 x 7'4 (3.38m x 2.24m)**

The bathroom has a bath tub and separate shower enclosure, wash hand basin inset to storage, WC, vinyl flooring, tiled walls and a double-glazed window to the rear.

### **Bedroom Two 12'2 max into recess x 11'11 (3.71m x 3.63m)**

A sizeable bedroom with fitted wardrobes, carpeted flooring and a double-glazed window to the rear.

### **Bedroom Three 12'2 x 11'10 (3.71m x 3.61m)**

This bedroom has carpeted flooring and an inner window to the garden room.

### **Detached Garage**

There is a detached garage with up and over door to the front and door to the side.

### **Garden**

There is a fabulous mature garden that measures approximately 0.6 acres and is laid to lawn with paved area to enjoy the tranquil location. The garden has excellent views, mature borders and an archway to an additional garden to the rear.

**Agents Note:** The vendor has made us aware there are bats living in the roof space.

### **RESTRICTIONS AND RIGHTS**

Easements, servitudes or wayleaves? Right of access to neighbour over rear paddock to access/maintain their septic tank.

### **PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Septic tank

Heating: Oil

Broadband: ADSL

Mobile Signal Coverage Blackspot: No

Parking: Driveway and garage

### **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.

### **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

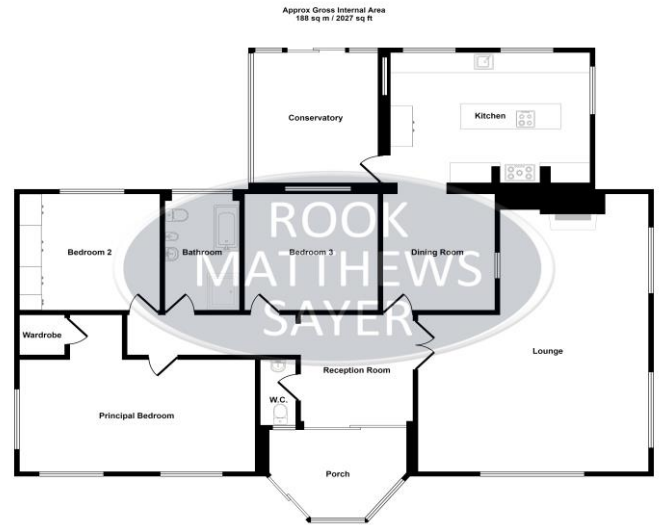
**COUNCIL TAX BAND: F**

**EPC RATING: E**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



**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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