



## Rose Cottage

### Dunstan Village

Occupying a substantial plot in Dunstan Village on the Northumberland coast near Craster, this extensive detached bungalow offers an exciting refurbishment opportunity with tremendous potential to create a stunning 'dream home' coastal residence. There is scope to remodel the existing layout and create a contemporary floorplan with vast open plan space suitable for modern living. The two sizeable south facing reception rooms enjoy a sunny aspect and stunning views over the well-maintained gardens. All three bedrooms are well-proportioned, and there is an abundance of storage space with fitted wardrobes, a series of storage cupboards in the hall, and outhouses. Attached to the garage at the side is a separate boiler room and internal access to the house through the utility room.

Auction Guide Price **£340,000+**

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# Rose Cottage, Dunstan Village

## Dunstan, NE66 3SX

### HALL

Glazed entrance door | Windows to side | Radiator | Four storage cupboards, one housing hot water tank

### LOUNGE 23' 3" x 15' 11" (7.08m x 4.85m)

Bay window | Window to side | French doors | Stone fireplace with solid fuel fire | Radiators | Wall lights | Door to hall

### DINING ROOM 13' 10" x 17' 11" (4.21m x 5.46m)

Window to front and side | Radiators | Doors to hall and kitchen

### KITCHEN 14' 2" x 13' 11" (4.31m x 4.24m)

Window to rear | Part tiled walls | Radiator | Fitted base units | Stainless steel sink | Space for electric cooker | Walk-in pantry | Doors to dining room, hall and utility

### UTILITY 6' 11" x 10' 10" (2.11m x 3.30m)

Window and external door to rear | Door to garage | Sink unit | Plumbing for washing machine

### BEDROOM ONE 16' 5" x 13' 5" (5.00m x 4.09m)

Window to side | Radiator | Integral wardrobes

### BEDROOM TWO 13' 1" x 13' 5" (3.98m x 4.09m)

Window to side | Radiator | Integral wardrobes

### BEDROOM THREE 10' 10" x 9' 11" (3.30m x 3.02m)

Window to side | Radiator | Integral wardrobe

### BATHROOM

Window | Tiled shower cubicle with mains shower | Pedestal wash hand basin | Close coupled W.C. | Bath | Shaver point | Radiator

### SEPARATE W.C.

Close coupled W.C. | Window | Wash hand basin | Radiator

### GARAGE 10' 3" x 17' 11" (3.12m x 5.46m)

Window to side | Up and over garage door | Lighting and power | Door to boiler room

### BOILER ROOM

Window | Freestanding boiler | Lighting (no power socket)

### FRONT GARDEN

Extensive lawn garden with mature plants, shrubs and trees | Long drive for multiple vehicle parking

### SIDE GRAVELLED GARDEN

Shed

### REAR COURTYARD

Oil Tank | Outhouses

### SIDE GARDEN

Access to lounge via French doors



**PRIMARY SERVICES SUPPLY**

Electricity: Mains  
Water: Mains  
Sewerage: Septic tank– please note that our client has advised us that they are aware that the septic tank does not comply with Environments Agency general binding rules  
Heating: OIL  
Broadband: None  
Mobile Signal Coverage Blackspot: No blackspot  
Parking: Garage and driveway

**MINING**

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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:** Band E

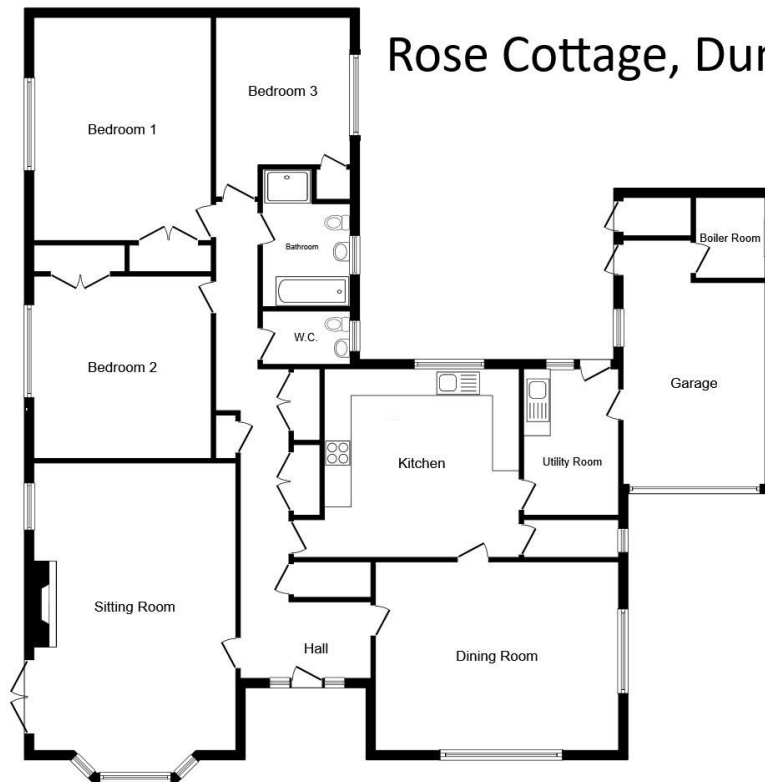
**EPC RATING:** D



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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## Rose Cottage, Dunstan

### Ground Floor

Version 2.0

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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**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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