



Thistle Cottage

Glanton

- Stone mid-terraced house
- No chain
- Two bedrooms
- Open plan living space
- Rural village setting
- Currently a holiday let rental

Guide Price **£99,950**

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Thistle Cottage, 10 The Lane Glanton NE66 4AU

This delightful stone cottage is currently used as a holiday let rental property and second home, it is the perfect retreat or escape to rural Northumberland. The area of Glanton is popular with tourists who enjoy walking in the Northumberland countryside and in the Cheviots. A buyer in search of a cute cottage as their main home is also sure to find the property appealing as it is situated on a small quiet lane without traffic. The living space downstairs is open plan, offering distinct areas for seating, dining, and is fitted with a contemporary kitchen. Upstairs there are two bedrooms (one single, one double) and a bathroom. A charming property located in a characterful stone built village within the Northumberland countryside, whilst easily accessible from the A697 and access to the local towns of Alwick, Wooler, and Rothbury.



ENTRANCE LOBBY

Staircase to first floor | Laminate floor

OPEN PLAN LIVING SPACE

16' 0" x 14' 6" Min 19' 7" Max (4.87m x 4.42m Min 5.96m Max)

Double glazed window | Electric radiator | Laminate floor | Fireplace with slate hearth



KITCHEN AREA

Fitted units with tiled splash backs | Electric oven | Electric hob | Extractor hood | Stainless steel sink | Space for under counter fridge | Space for washing machine

LANDING

Double glazed window | Electric radiator | Storage cupboard

BEDROOM ONE

10' 0" x 12' 1" Max into door recess (3.05m x 3.68m)

Window to front | Electric radiator | Open wardrobe

BEDROOM TWO

6' 4" x 12' 11" (1.93m x 3.93m)

Double glazed window to rear | Fitted cupboard with hanging rail | Electric radiator



BATHROOM

Bath with shower over and glass shower screen | Pedestal wash hand basin | Close coupled W.C. | Fully tiled walls | Chrome ladder style heated towel rail | Window to front

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Electric heaters
Broadband: Our client thinks it is Fibre to cabinet but not 100% sure
Mobile Signal Coverage Blackspot: No blackspot
Parking: No private parking – on-street parking only

HOLIDAY LET

While the agent believes the property is suitable for use as a holiday let, the agent cannot warrant or promise that the seller has let it as a holiday letting nor that it meets all the relevant legislation. Interested parties should make their own enquiries including asking questions about the seller’s letting of the property and its compliance with the holiday letting laws. If necessary, independent professional advice should be obtained prior to making any decisions to view or otherwise.

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.

RESTRICTIONS AND RIGHTS

Listed? No
Conservation Area? Yes
Restrictions on property? No
Easements, servitudes or wayleaves? No
Public rights of way through the property? No. There is a right of way to use the lane that leads to the front of the property.

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: Deleted – currently in use as a holiday rental, therefore small business rates apply

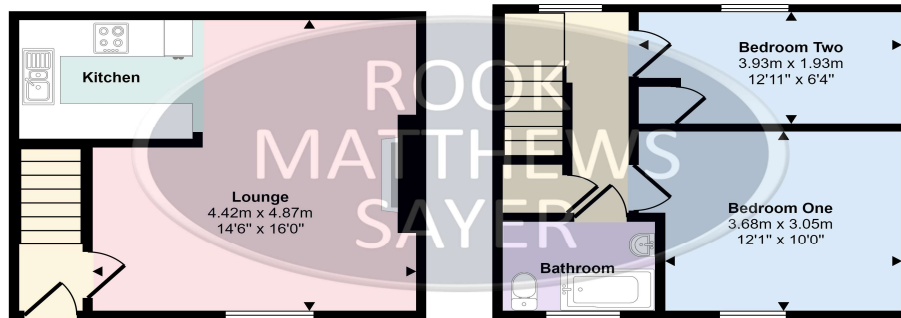
EPC RATING: EPC E



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

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Thistle Cottage, 10 The Lane **Approx Gross Internal Area**
57 sq m / 615 sq ft



Ground Floor
Approx 28 sq m / 303 sq ft

First Floor
Approx 29 sq m / 312 sq ft

Version 1.0

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

16 Branches across the North-East

