



Watermill Cottage

North Charlton

- Freehold Barn conversion
- Two double bedrooms
- Lounge/diner
- Breakfasting kitchen
- Downstairs W.C.
- Garden & allocated parking

Guide Price £295,000

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Watermill Cottage

North Charlton NE67 5HP

A beautifully presented property currently in use as a holiday rental cottage, located in the small hamlet of North Charlton approximately 7.5 miles north from the historic town of Alnwick and a great base for exploring the coast, countryside and tourist attractions in North Northumberland. The location is easily accessible from the A1 main road, and particularly well positioned for guests attending events at Doxford Hall, Doxford Barns, Charlton Hall, and Ellingham Hall.

The barn conversion accommodation is arranged over two floors and offers appealing character features such as the exposed beams in the vaulted ceilings of the bedrooms and bathroom upstairs. Both bedrooms are very spacious rooms each accommodating large beds, and the downstairs has the convenience of a separate W.C. facility. Although there is space in the long kitchen for a smaller table and chairs, the lounge has ample space for dining as well as relaxing in the seating area around the wood burning stove. A lawn garden with stone wall boundary is accessible from the lounge at the rear of the property, and there are two private allocated parking spaces next to the property at the front.



FRONT EXTERNAL

Gravelled | Stone wall | Stone flagged path | Cold water tap

ENTRANCE HALL

Tiled floor | Under stairs cupboard | Storage cupboard | Staircase to first floor | Doors to W.C., Kitchen, Lounge/dinner



KITCHEN 6' 5" x 21' 5" (1.95m x 6.52m)

Double glazed window | Tiled floor | Part tiled walls | Downlights | Fitted units with granite work surfaces | space for electric cooker | Single bowl sink | Integrated dishwasher | Integrated fridge | Integrated freezer | Electric hob | Electric oven | Extractor hood

LOUNGE 10' 0" x 21' 5" (3.05m x 6.52m)

Double glazed windows and door | Tiled floor | Downlights | Wood burner

W.C.

W.C. | Wash hand basin | Extractor fan | Tiled floor

LANDING

Exposed beams | Conservation windows | Radiator | Doors to bedrooms and bathroom



BEDROOM ONE 13' 8" x 12' 9" (4.16m x 3.88m)

Double glazed window | Radiator | Exposed beams | Storage cupboard | Double glazed skylight | Downlights

BEDROOM TWO 17' 3" x 9' 8" (5.25m x 2.94m)

Double glazed window | Radiator | Exposed beams

BATHROOM

Double glazed conservation window | Tiled floor | Tiled shower cubicle with mains shower | Bath | Pedestal wash hand basin | Close coupled W.C. | Chrome ladder style heated towel rail | Shaving point | Storage cupboard housing hot water tank | Exposed beams | Downlights

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Septic Tank
Heating: Oil (Underfloor heating on the downstairs with radiators in the upstairs rooms)
Broadband: FTTP
Mobile Signal Coverage Blackspot: No
Parking: Two allocated Parking Spaces

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.

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

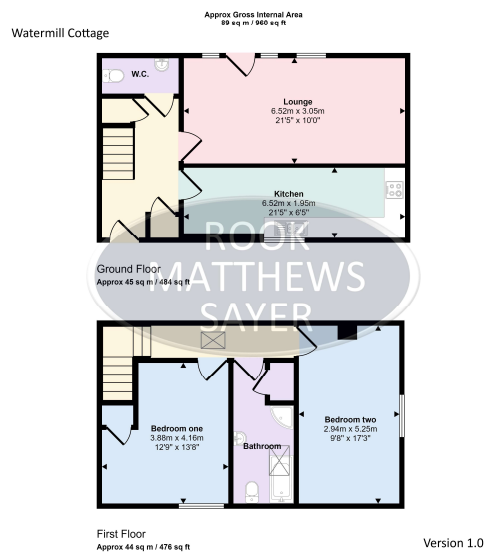
Our client has advised us that the development is managed by a company (Kingston property services) There is a monthly management fee of approx. £56. This covers the maintenance of external court yards, gates etc.

COUNCIL TAX BAND: N/A – small business rates due to being a holiday let rental

EPC RATING: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		





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 do not represent the actual items. Always verify measurements on site.

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

