



Rose Cottages

Wylam

This charming traditional cottage has been carefully upgraded by the current owners throughout and is for sale with a sought-after village location, fabulous garden and a garage. The front door opens to a welcoming porch, inner hallway and a generously proportioned living room with stunning inglenook fireplace and stove. Completing the ground floor is a convenient utility room and an elegant fitted kitchen with access to the rear yard and garage. Stairs lead to the first floor landing, a luxurious shower room, charming bedroom with fitted wardrobes and stairs from the landing lead to a comfortable loft room with Velux windows and eaves storage. Externally there is a pretty cottage garden to the front with lawn, patio, wildlife pond and raised vegetable beds. To the rear is a yard with gated access and a garage. There is also additional parking for residents to the rear of the property in the lane. Wylam has excellent amenities, transport links including a train station, river walks, cycleways, pubs, restaurants and schools.

Asking Price: £250,000

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Wylam

Entrance Porch 3'6 x 3'9 (1.06m x 1.14m)

A welcoming entrance porch with double glazed door to the front, double glazed windows to the sides, solid wood flooring and a door to the inner hall.

Inner Hall

This hall has solid wood flooring, a radiator, stairs to the first floor and a door to the living room.



Living Room 14'7 x 19'2 max into bay (4.44m x 5.84m)

A wonderful space with a beautiful inglenook fireplace and multi fuel stove. This lovely room has fitted cupboards and shelving, solid wood flooring, a double-glazed bay window to the front, radiator and under stairs storage cupboard.

Inner Hall

The inner hall has solid wood flooring and gives access from the living room to the utility and kitchen.



Utility Room 7'10 x 6'3 (2.38m x 1.90m)

A convenient room with fitted wall and base units with contrasting work tops, sink unit inset, boiler in cupboard, spaces for appliances, double glazed window to the rear and heated towel rail.

Kitchen 6'5 x 11'4 (1.95m x 3.45m)

An elegant fitted kitchen with contrasting work surfaces and Belfast sink unit inset, plinth drawers, an electric oven and induction hob with cooker hood above, double glazed window and door to the rear, slim line dishwasher, radiator and wine fridge.

Landing

A carpeted landing with double glazed window to the rear, doors to the shower room, bedroom one and stairs to the second floor.



Bathroom 4'5 x 11'7 max into recess (1.34m x 3.53m)

A stylish shower room with shower enclosure, luxury vinyl flooring, wash hand basin inset to storage, WC, part tiled walls, heated towel rail and double-glazed window to the rear.

Bedroom One 11'7 max into recess x 11'8 (3.53m x 3.55m)

A fabulous room with double glazed window to the front, fitted wardrobes and shelving, carpeted flooring and radiator.



Loft Room 17 x 8'6 restricted head height (5.18m x 2.59m)

This impressive room has carpeted flooring, two Velux windows, radiator and eaves storage cupboards.



Rear Yard

A lovely yard with gated access and a door to the garage.

Garage 7'9 x 14'11 (2.36m x 4.54)

This generous garage has an electric roller shutter door to the rear, light, power and a door and window to the yard.



Front Garden

The property benefits from a charming front garden with lawn, raised vegetable beds, wildlife pond, patio for entertaining and gated access.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Garage, shared access behind property for parking

MINING

The property is 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: C

EPC RATING: E

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, window, rooms and any other item are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	42 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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