



Middle Cottage

High Hauxley

- Characterful Stone Cottage
- Two Bedrooms
- Gardens, Garage and Driveway
- Highly Sought After Location
- Viewing Essential

£275,000



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Middle Cottage

High Hauxley NE65 0JW

Situated in the highly sought after hamlet of High Hauxley and within easy reach of Low Hauxley Beach and the Nature Reserve, a characterful period stone cottage with two bedrooms and benefitting from a detached stone garage and driveway. This cosy cottage is a perfect purchase for anyone looking for a second home or a retired couple moving into the area. Currently a successful holiday let, this cottage is also a great purchase for the investor. Standing within beautiful well kept gardens to the front and rear and with the advantage of a detached stone garage and driveway, an early viewing is strongly recommended. Briefly comprising to the ground floor: entrance lobby, spacious lounge with modern Danish Log Burner and ample space for a dining table and chairs, well appointed kitchen and rear porch. To the first floor from the landing there are two bedrooms and a re-fitted shower room. The loft is standing height, fully boarded with power and light. Outside the front garden is lawned and a garden gate opens to a pathway to the front entrance. To the rear there is a patio area which provides a lovely outdoor space to sit and enjoy the warmer months of the year and is lawned and well stocked with mature plants and shrubs. A central pathway leads to the detached garage with courtesy door to the side and window. The garage, subject to change of use, could be utilised as a further room such as a games or hobby room/office and a driveway accessed by the lane to the rear of the property provides off road parking. The cottage has a fully integrated fire, heat and CO alarm system. High Hauxley is situated within close proximity to the traditional harbour town of Amble with many shops, cafes and restaurants and the larger towns of Alnwick and Morpeth are just a short drive away with a further array of shopping and leisure amenities. Driving south along the coastal road will bring you to the glorious sandy beach of Druridge Bay Country Park with a watersports lake and countryside walks. Locally, the Nature Reserve has lakeside walks with the opportunity of many bird species sightings and the beach at Low Hauxley overlooks Coquet Island. This is a fabulous opportunity of purchasing a pretty cottage along this outstanding coastline.



ENTRANCE LOBBY

LOUNGE 19'7" (5.97m) max x 15'2" (4.63m) max

KITCHEN 15'1" (4.59m) max x 8'6" (2.59m) max

REAR PORCH 5'5" (1.65m) max x 3'9" (1.1m) max

LANDING

BEDROOM ONE 8'7" (2.62m) max x 8'6" (2.59m) max

BEDROOM TWO 11'11" (3.63m) max x 10' (3.05m) max

SHOWER ROOM

GARAGE AND DRIVEWAY

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Central Heating: LPG

Broadband: ADSL

Mobile Signal Coverage Blackspot: NO

Parking: GARAGE AND DRIVEWAY

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: business rates

EPC RATING: F

AM0004421/LP/LP/30072024/V.2

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 72 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | 32 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.

16 Branches across the North-East

