



## Garden Cottage Ingoe

Presenting a delightful detached bungalow for sale, set in the sought-after village location of Ingoe, Northumberland. The property is in good condition and features expansive green spaces, walking, and cycling routes nearby. Ingoe is a charming village with highly regarded local schools, children's play park and additional amenities in the nearby villages of Matfen, Corbridge and Ponteland.

Offers Over **£375,000**

ROOK  
MATTHEWS  
SAYER

01661 860 228  
Ash House, Bell Villas, Ponteland, NE20 9BE

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[ponteland@rmsestateagents.co.uk](mailto:ponteland@rmsestateagents.co.uk)



# Garden Cottage Ingoe

## PROPERTY DESCRIPTION

The cottage offers spacious accommodation with two reception rooms, three double bedrooms, and two bathrooms. The first reception room is a marvel with a vaulted ceiling, a separate reading nook, and a log burner. It also boasts incredible open views. The second reception room is equally impressive with wood floors, a log burner, and direct access to the garden.

The three double bedrooms are spacious, with the master bedroom being a large double. It features an open view and a sky light. One of the bedrooms has French doors leading to a patio, a delightful feature, currently used as a art studio.

The property has two bathrooms; one is equipped with a rain shower, a heated towel rail, and a bathtub with a view. The other bathroom is a functional shower room.

The kitchen is a bright and airy space with natural light and is semi-open to the dining room. This setup makes it perfect for family meals and entertaining guests.

Unique features of the property include a charming garden, solar panels, electric vehicle charging facilities, and two log burners. These features make the bungalow not only a beautiful dwelling but also a sustainable one.

This property is ideal for families seeking a balance between rural charm and modern amenities. With its unique features and great location, this bungalow offers a perfect family home.





Reception Room One:  
27'00" (max) x 15'11" (max) - 8.23m x 4.85m

Reception Room Two:  
18'03" x 14'11" (max) - 5.56m x 4.55m

Kitchen:  
9'04" x 12'00" - 2.84m x 3.66m

Bedroom One:  
15'00" x 12'11" - 4.57m x 3.94m

Bedroom Two:  
10'08" x 15'09" - 3.25m x 4.80m

Bedroom Three/Studio:  
14'08" x 9'01" - 4.47m x 2.77m

Bathroom:  
10'01" x 7'07" - 3.07m x 2.31m

Shower Room.

Sunroom:  
9'04" x 12'07" - 2.84m x 3.84m

**PRIMARY SERVICES SUPPLY**

Electricity: SOLAR PANELS  
Water: MAINS  
Sewerage: SEPTIC TANK  
Heating: WOOD BURNER  
Broadband: FIBRE  
Mobile Signal Coverage Blackspot: NO  
Parking: DRIVEWAY FOR TWO

**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: E**

**EPC RATING: E**

P00007285.SD.SD.22/1/25.V.1







**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**

