



## Cemetery Cottage

Pegswood

- Detached Bungalow
- Two Bedrooms
- Renovation Project
- No Onward Chain
- Wrap Around Gardens
- Freehold

**Guide Price £125,000**

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# Cemetery Cottage Pegswood

With no onward chain, we have a fantastic opportunity for someone looking to sink their teeth into a renovation project. Rarely found on the market this secluded two-bed bungalow is located within Pegswood Cemetery. With well-proportioned rooms and a spacious enclosed garden. Pegswood itself offers a range of amenities on your doorstep to include a local co-op, primary school and doctor's surgery, whilst the hustle and bustle of Morpeth town Centre is just a short drive away where you have an array of local bars, restaurants and river walks to choose from. This property requires a full renovation but viewings are strongly recommended as we anticipate interest will be high.

The property briefly comprises:- Entrance into porch, which leads through to a spacious lounge with views over the front garden. This leads seamlessly through to a separate dining area which is a great space for families with plenty room for your dining table and chairs. The kitchen has been fitted with a range of wall and base units offering ample storage space throughout. You have two bedrooms, both of which are doubles and a family bathroom currently fitted with W.C., hand basin, bath and shower over bath.

Externally the gardens wrap around the entire bungalow revealing a view of cemetery, offering you the opportunity to live in a unique location within a beautiful setting for all seasons. There is currently no parking available at the property but there is the option remove the veranda to make parking.

Lounge: 12.95 x 11.15 Max Points (3.89m x 3.38m)  
 Dining: 10.13 x 16.43 Max Points (3.07m x 4.98m)  
 Kitchen: 5.17 x 11.02 (1.55m x 3.35m)  
 Back Porch: 9.13 x 4.08 (2.77m x 1.24m)  
 Bedroom One: 13.95 x 12.95 (4.19m x 3.89m)  
 Bedroom Two: 12.04 x 10.29 (3.66m x 3.10m)  
 Bathroom: 5.89 x 6.88 (1.73m x 2.03m)

### PRIMARY SERVICES SUPPLY

Electricity: Mains Supply  
 Water: Mains Supply  
 Sewerage: Mains Supply  
 Heating: Central Heating  
 Broadband: Buyer to install their own  
 Mobile Signal Coverage Blackspot: No  
 Parking: No Parking

Please note RMS are marketing this property on behalf of Northumberland County Council, at the request of our client we will be marketing the property for a minimum period of 4 weeks before any offers are considered for acceptance.

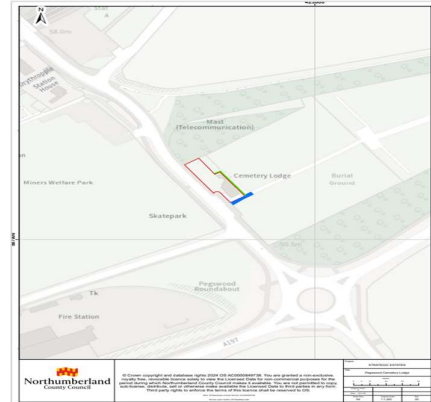
### TENURE

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

EPC Rating: F

Council Tax Band: B

M00008242.LB.JD.22/01/2025.V.3



This floor plan is for illustration purposes only. It is not drawn to scale. All measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed. This cannot be relied upon for the purpose and to the extent of any agreement. No liability is taken for any error, omission or misstatement. A party must view over its own eyesight. Powered by www.floorplans.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E		
21-38	F	21 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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