



Dunstanburgh Cottage

South Charlton

- Detached bungalow
- Freehold
- Four bedrooms
- Double garage and drive
- Ensuite ground floor bedroom
- Village location

Guide Price **£745,000**

01665 510044
3-5 Market Street, Alnwick, NE66 1SS

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
alnwick@rmsestateagents.co.uk

1 St James Close, South Charlton, NE66 2NA

Situated within a picturesque hamlet located just outside the historic town of Alnwick in Northumberland, St James Close is an exclusive development, sympathetically designed and in keeping with the well-established cottages within South Charlton. The development offers the opportunity for spacious modern living within a traditional rural Northumberland village setting.

Dunstanburgh Cottage occupies a corner site with living accommodation and gardens enjoying a south and westerly facing aspect and a generous private drive leading to a double garage. With bedrooms on both the ground and first floor, the layout permits versatile use of the accommodation and includes an ensuite bedroom, separate ground and first floor bathroom facilities, utility, and a contemporary luxury kitchen with Silestone worktops, central island, and integral appliances.

Built with stone and slate, together with conservation grey windows, the property blends seamlessly into its rural environment, and whilst the design reflects the heritage of the local area, the property is equipped for the future with an Air-source heat pump system which includes under-floor heating on the ground floor and radiators to the first floor. The internal fittings feature modern profile Oak doors, brushed steel spotlights, switches, sockets and door furniture fitted as standard.

GROUND FLOOR

Lounge 14' 11" x 14' 7" (4.54m x 4.44m)
Kitchen 11' 8" (16' 0" max) x 24' 9" (3.55m x 7.54m)
Utility 5' 2" x 10' 3" (1.57m x 3.12m)
Bedroom 11' 2" x 12' 2" (3.40m x 3.71m)
Ensuite bedroom 12' 5" x 15' 3" max/9'2 min (3.78m x 4.64m/2.79m min)
Ground floor bathroom 8' 1" x 7' 1" (2.46m x 2.16m)

FIRST FLOOR

Bedroom one 16' 10" x 14' 1" (5.13m x 4.29m)
Bedroom two 15' 3" (18' 10" Max) x 14' 1" (4.64m x 4.29m)
Bathroom 6'6 x 13' (1.98m x 3.96m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Private
Heating: Air source heat pump – Electric – Underfloor heating downstairs and radiators upstairs.
Broadband: Fibre to premises
Mobile Signal Coverage Blackspot: No blackspot
Parking: Private drive and garage, and an EV charging point

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. However, our client has advised us that there are no issues with mining activities at the site.

MATERIAL / CONSTRUCTION

We have been informed that the property is timber framed

ACCESSIBILITY

This property has level access and wide doorways

TENURE

Freehold – It is understood that this property is a managed freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser. Monthly maintenance charge: £85

COUNCIL TAX BAND: TBC

EPC RATING: B

AL008934.DJM.KM.28-01-2025.V.2

Ground floor



First floor



Artist's impression of completed development



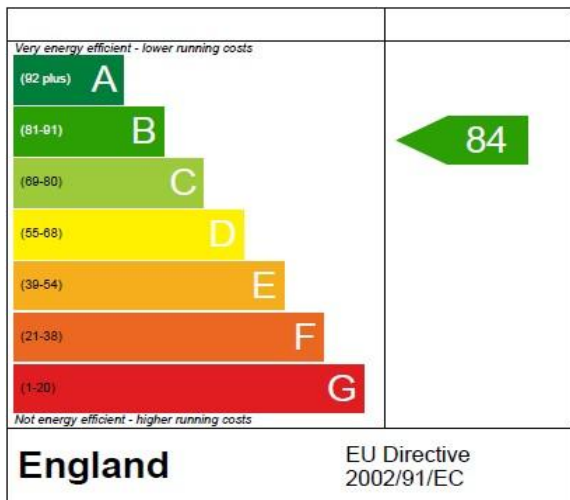
Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements 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

 The Property Ombudsman

1 St James, South Charlton, NE66 2NA



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

