



## Bamburgh Cottage

South Charlton

- Freehold Detached House
- Open plan kitchen/dining
- Four double bedrooms
- Double garage and drive
- Two Ensuite Bedrooms
- Village location

Guide Price **£750,000**

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ROOK  
MATTHEWS  
SAYER

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# 6 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.

Bamburgh Cottage includes an attached double garage and occupies a corner plot at the far right of the development. This spacious luxury home has a delightful dual aspect lounge with doors out to the rear garden. The vast dining kitchen features a central island, and a walk-in bay window to the dining area which also has double doors through to the lounge. A sizeable utility provides that much needed 'out of sight' laundry space and links the garage to the internal living space. Two of the four bedrooms have their own ensuite, and the first floor landing features a home office area with storage cupboards. This generous size house offers four sizeable double bedrooms and spacious contemporary living accommodation.

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, Silestone kitchen worktops, brushed steel spotlights, switches, sockets, and door furniture fitted as standard.

## GROUND FLOOR

LOUNGE 21'11" x 13'5" (6.7m x 4.1)  
KITCHEN 15'1" x 12'5" (4.6m x 3.8m)  
DINING ROOM 17' x 9'6" (5.2m x 2.9m)  
SEPARATE W.C.  
UTILITY 10'8" x 8'10" (3.3m x 2.7m)  
GARAGE (6.9m x 6.1m)

## FIRST FLOOR

BEDROOM SUITE 12'5" x 11'9" (3.8m x 3.6m)  
BEDROOM ONE EN-SUITE  
BEDROOM TWO 12'9" x 12'5" (3.9m x 3.8m)  
BEDROOM TWO EN-SUITE  
BEDROOM THREE 19' x 14' 9" (5.8m x 4.5m)  
BEDROOM FOUR 12'5" x 10' 6" (3.8m x 3.2m)  
BATHROOM

## 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

AL008937 .DJM.KM.07-02-2025.V.1

Ground floor



First floor



**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.

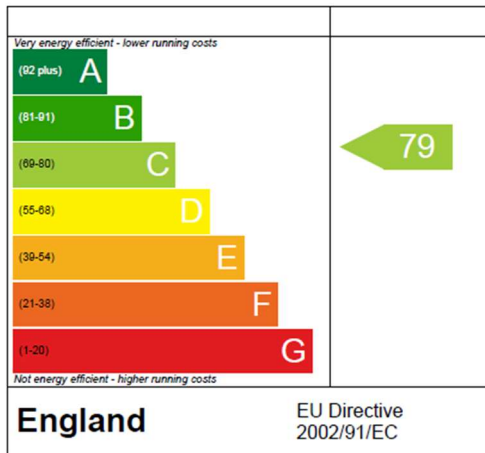
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## Energy Efficiency Rating



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