



Burn Cottage

Coalburns

- Detached House
- Two Bedrooms
- Conservatory
- Garden
- Driveway & Detached Garage

OIEO £ 450,000



ROOK
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Burn Cottage

Coalburns, NE40 4JN

THIS STONE BUILT COTTAGE IS SITUATED IN THE RURAL HAMLET OF COALBURNS, JUST OUTSIDE OF GREENSIDE, THE PROPERTY OFFERS CHARACTER, SPACIOUS ROOMS, LARGE GARDEN AND THE POTENTIAL FOR DEVELOPMENT WITH THE RELEVANT CONSENTS. THE PROPERTY IS ALSO AVAILABLE WITH NO ONWARD CHAIN. THE PROPERTY COMPRISES OF ENTRANCE PORCH, LEADING TO HALLWAY AND DOWNSTAIRS WC. THERE IS A LARGE RECENTLY FITTED KITCHEN WITH ISLAND AND A SEPARATE UTILITY ROOM. THERE IS LARGE LIVING ROOM WITH STONE INGLENOOK FIREPLACE AND LOG BURNING STOVE. THERE IS A GOOD SIZED CONSERVATORY WHICH LEADS ON TO THE LIVING ROOM. UPSTAIRS THERE IS A MASTER BEDROOM WITH EN-SUITE SHOWER ROOM AND THEN TWO FURTHER DOUBLE BEDROOMS AND THEN FAMILY BATHROOM WITH FOUR PIECE BATHROOM SUITE. EXTERNALLY THERE ARE VERY LARGE GARDENS AND THERE IS THE POTENTIAL TO DEVELOP SOME ON THE GARDEN IN TO A SEPARATE DWELLING WITH THE RELEVANT PLANNING PERMISSION AND CONSENTS. THERE IS A DETACHED GARAGE TO THE REAR OF THE GARDEN AND PARKING AVAILABLE TO THE FRONT. CALL US NOW TO SEE THE POTENTIAL THIS FANTASTIC PROPERTY OFFERS.

The accommodation:

Porch:

UPVC door to the front, tiled floor and UPVC door to;

Hallway:

Under stairs storage cupboard and radiator.

WC:

UPVC window, low level wc, pedestal wash hand basin and radiator.

Kitchen: 15'10" 4.83m x 11'3" 3.43m

Two UPVC windows, fitted with a range of matching wall and base units with work surfaces above incorporating Belfast sink unit, Range style cooker, Island and radiator.

Utility Room:

UPVC window and UPVC door to the garden, storage, plumbed for washing machine and plumbed for dishwasher.

Lounge: 15'10" 4.83m x 15'10" 4.83m

UPVC window, stone inglenook and log burner, solid wood flooring and radiator.

Conservatory:

UPVC conservatory, UPVC French doors to the garden, solid wood flooring and radiator.

First Floor Landing:

UPVC window.

Bedroom One: 14'0" 4.27m x 10'4" 3.15m

UPVC window and radiator.

En Suite:

UPVC window, shower, low level wc, pedestal wash hand basin, storage and part tiled.

Bedroom Two: 16'1" 4.90m x 8'3" 2.52m

UPVC window and radiator.

Bedroom Three: 13'4" 4.06m x 8'2" 2.48m

UPVC window and radiator.

Bathroom:

UPVC window, bath, shower cubicle, vanity wash hand basin, low level wc, part tiled and radiator.

Externally:

There is parking to the front and to the rear a large lawned garden with patio and decking. There is a large detached garage and the potential to build a separate dwelling.

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: D

EPC Rating: D

RY00006579/V5/EW/13.10.2023/V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	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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