



1 CASTLE COTTAGES, KIELDER,  
HEXHAM, NORTHUMBERLAND, NE48 1EP







# 1 CASTLE COTTAGES

Kielder, Hexham, Northumberland, NE48 1EP

This attractive semi-detached cottage, which is currently a very successful holiday cottage, is offered for sale with no onward chain.

- Charming cottage
- Two double bedrooms
- Immaculately presented
- Picturesque countryside setting
- No onward chain
- EPC rating D



## GET IN TOUCH

youngsRPS, Myenza Building, Priestpopple, Hexham, NE46 1PS

01434 608980

hexham@youngsrps.com



### Description

This rare gem has been updated and refurbished in recent years creating a modern yet cosy home. The property comprises of an entrance hallway, leading through into a well-proportioned lounge with oak flooring and a recessed fireplace with stone hearth incorporating a wood burning stove. The lounge opens into a superb garden room with an open vaulted ceiling and Velux rooflights, as well as underfloor heating this room enjoys beautiful views over the garden. There is a fully fitted kitchen with a range of wall and base cabinets and tiled splash back. The kitchen comprises of a stainless-steel sink with single drainer and mixer tap over, induction hob with stainless steel canopy above, double ovens, two undercounter fridges and a dishwasher. There is a door to access the rear garden as well as separate cloakroom/ utility which has plumbing for a washing machine and space for a tumble dryer, a low-level WC and wash hand basin.

There are two good size bedrooms both with oak flooring and lovely views over the castle. The bathroom is well appointed with a panelled bath with shower over and a glazed screen, wash hand basin with cabinet underneath, a low-level WC and a large chrome towel rail.

Externally, the property benefits from parking to the front, to the side and rear elevation are enclosed gardens providing security and privacy. There are lawned areas, a patio area, well stocked borders with bushes, shrubs and flower beds. There is a timber garden shed and log store.

### Location

Located in the village of Kielder, situated opposite the beautiful Kielder Castle. Kielder is home to England's largest forest and the biggest man-made lake in Northern Europe. Kielder Water and Forest Park is a playground for cyclists, walkers and outdoor enthusiasts. A haven for wildlife and the best dark skies in England. Kielder Village has a first school and thriving community.

### Services

Mains electricity, water and drainage are connected. Oil fired central heating to radiators also supplying the domestic hot water.

### Viewings











Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham.

#### **Free market appraisal**

We would be pleased to provide professional, unbiased advice on the current value and marketing of your existing home.

#### **Referrals**

In accordance with the Estate Agents' (Provision of information) Regulations 1991 and the Consumer Protection from Unfair Trading Regulations 2008, we are obliged to inform you that this company may offer the following services to sellers and purchasers from which we may earn a related referral fee from on completion, in particular the referral of: mortgages and related products our commission from a broker would be £100.00 incl VAT for mortgages and £50 incl VAT for insurances, however this amount can be proportionally clawed back by the lender should the mortgage and/or related products be cancelled early.



**Ground Floor**



**1 Castle Cottages, Kielder**

**www.youngsrps.com**  
**Hexham 01434 608980**



IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of youngsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.