



**ROOK  
MATTHEWS  
SAYER**

**EPC: E  
Council tax: E  
Tenure: Freehold**

**Briar Cottage, Bolam  
£525,000**

# Briar Cottage, Bolam

- Detached bungalow
- Large workshop and ample parking

This exceptional character cottage which was previously a gamekeepers residence, benefits from magnificent period features, an idyllic landscaped garden circa 1/2 an acre as well as a stunning orchard, impressive parking and workshop and a sought after location close to Bolam Lake. The colourful gardens have to be seen to be fully appreciated and benefit from a sumptuous display of flowers, a vegetable garden, ornamental ponds, orchard and charming seating areas to enjoy the tranquil surroundings. The front door opens to a welcoming lobby which is currently being used as an office. There is a fabulous living room with vaulted ceilings, feature fireplace and inglenook with log burner. Stairs to the mezzanine and openings to the dining room, also with feature fireplace. Steps lead down to the garden room with access to the garden and an elegant kitchen with breakfast area, utility room and shower room. Completing the layout is an inner hall with storage, the principal bedroom and steps down to the family bathroom and a further two bedrooms.

Externally the property benefits from a significant amount of off street parking on the driveway, a detached garage/workshop and various sheds and greenhouses.

Bolam is a popular location with highly regarded schools, fabulous walks around the lake and surrounding countryside and an abundance of wildlife. There are additional amenities nearby at Belsay, Scots Gap, Ponteland and Morpeth.

## 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: E**

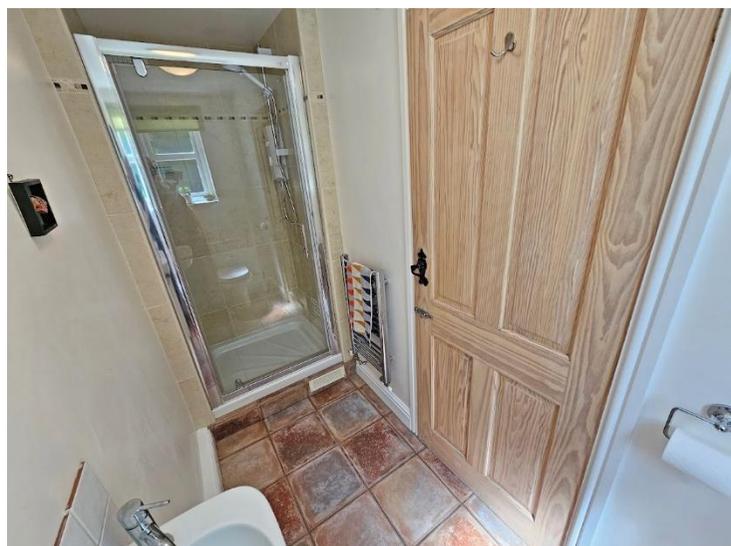
**EPC Rating: E**

P00006730/EC/SCJ/040823/V.4

- Beautiful gardens and orchard
- Ponds and vegetable patch

- Shower room and family bathroom
- Three bedrooms

## £ 525,000



**Lobby/Office 5'3 x 7'4** Double glazed window, radiator, tiled flooring and storage

**Lounge 16'10 x 15'8** Feature fireplace, exposed beams and trusses, radiator, wall lights, stairs to mezzanine

**Mezzanine** Overlooking the dining area

**Dining room 17'3 x 20'3** Double glazed sash window, feature fireplace, exposed beams, radiators, wall lights

**Conservatory 10'1 x 15'9** French doors opening to side of property, tiled flooring

**Kitchen 18'9 x 9'9** Double glazed window, breakfast bar, radiators, laminate flooring, sink, double oven, electric hob, cooker hood, spotlight lighting

**Shower room** Double glazed window, low level WC, sink, shower cubicle, heated towel rail, tiled flooring and part tiled walls

**Utility 6'6 x 9'11** Double glazed window, stable style door, tiled flooring, space for washing machine and fridge freezer, radiator, extractor fan

**Hallway** Carpeted flooring, Velux window, radiator, wall lights storage

**Bathroom** double glazed window, radiator, bath, shower cubicle, boiler cupboard, low level wc, hand basin, tiled flooring part tiled walls, heated towel rail, extractor fan, spotlights

**Bedroom 1 12'8 x 16'10** Double glazed sash windows, carpet flooring, radiator

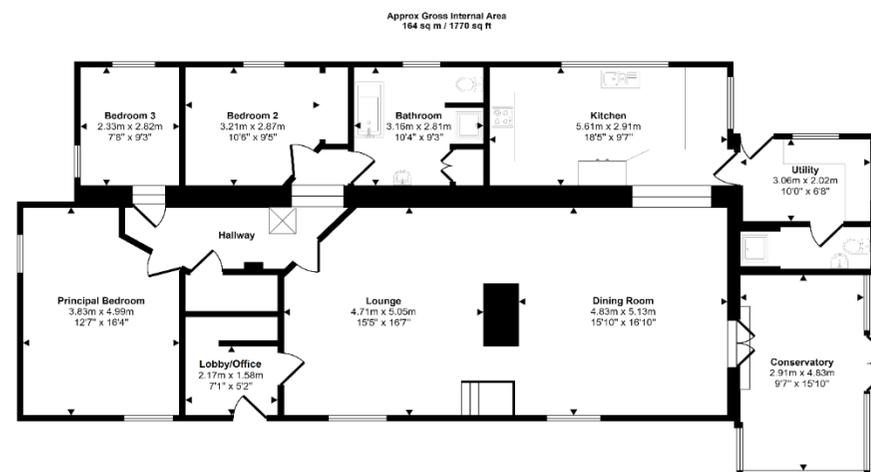
**Bedroom 2 9'8 x 10'11** Double glazed window, laminate flooring, exposed beams, radiator

**Bedroom 3 7'10 x 9'7** Double glazed window and feature window, laminate flooring, radiator

**Garage 21'4 x 31'7** Lighting and power  
P00006730/EC/ SCJ/040823/V.4



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	47 E	
21-38	F		
1-20	G		



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of terms such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Ash House, Bell Villas, Ponteland NE20 9BE [ponteland@rmsestateagents.co.uk](mailto:ponteland@rmsestateagents.co.uk)  
01661 860228 [www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)

16 Branches across the North-East

**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.



