



ROOK
MATTHEWS
SAYER

Trygill Farm Cottage
Slaley

Trygill Farm Cottage, Slaley

- Detached Bungalow
- Three Bedrooms

- Approx. 14 Acres of Land
- Open Views

- Rural Setting
- Parking for Several Cars

£ 525,000

Offered for sale with no forward chain this highly impressive registered smallholding sitting in approximately 14 acres with stables having water supply and electricity; two animal housing/storage; tack room; kennel with large secure run; greenhouse; large hard standing.

Trygill Farm Cottage is in excellent condition with a degree of privacy from neighbouring properties with unrivalled views across the Tyne Valley and Slaley Forest.

Having three bedrooms; double glazing; oil central heating; solar panels which generate approx. £2000 per annum; an elevated decked entertaining terrace; tiered garden area with mature shrubs; gravelled pathways; external lighting and water supply; secure driveway gravelled parking for several cars to the front elevation.

The property would suit a number of buyers having superb equestrian facilities; smallholding; hobby farm; cattery; holiday accommodation potential etc.

The location of Trygill Farm Cottage offers convenient access to the village of Slaley with Slaley Hall and Golf Course, Corbridge and the market town of Hexham which has First, Middle and High Schools; excellent transport links; healthcare facilities; an array restaurants and public houses; day-to-day shopping and much more.

Viewing is considered essential to appreciate the location, size, internal qualities, and future potential this property has to offer.

Entrance Porch:
With cloakroom area; leading to a...

Reception Hallway:
Spacious hallway; radiator.

Open Plan Kitchen/Dining/Family Room: (L-shaped)
9'2(2.79m) x 14'8(4.47m) opening to 10'6(3.20m) x 33'0(10.05m)
On entering this superb space, you are overwhelmed by the size and views from three large windows. The kitchen area has an excellent range of floor and wall cabinets; contrasting work surfaces; integrated appliances; central island housing a double Belfast style sink unit with mixer tap over. The dining area has a multi-fuel burning stove which is set into the corner; French style doors which lead from the family room on to an elevated decked entertaining terrace.

Snug/Bedroom/Home Office: 9'2(2.79m) x 10'6(3.20m)
This room can be accessed from the Family Room or Main Hall.
Ideal space for a snug, bedroom or even a home office with a multi-fuel burning stove.

Utility Room: 8'10(2.69m) x 8'10(2.69m)
With plumbing for washing machine and space for tumble drier; central heating boiler; shelving; window to front elevation.

Bedroom: 10'6(3.20m) x 13'6(4.12m)
Situated to the front elevation.

Shower Room:
Striking stained glass window; shower enclosure; hand basin; low level WC.

Bedroom: 9'4(2.84m) x 11'7(3.53m)
Situated to the front elevation.

Family Bathroom: 5'6(1.68m) x 7'2(2.18m)
Panelled bath with shower over and shower screen; pedestal hand basin; low level WC; Velux style roof window.

Bedroom: 14'5(4.39m) x 10'6(3.20m)
This bedroom with window to the rear has a number of uses as it opens onto a sun room.

Sun Room: 21'6(6.55m) x 8'7(2.62m)
This room enjoys triple access with French style doors leading to a decked sun terrace; further French style doors to the front elevation; multi-fuel burning stove.

There is an Agricultural Tie on Trygill Farm Cottage.

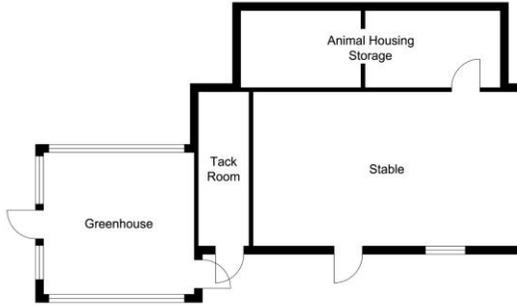
TENURE

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

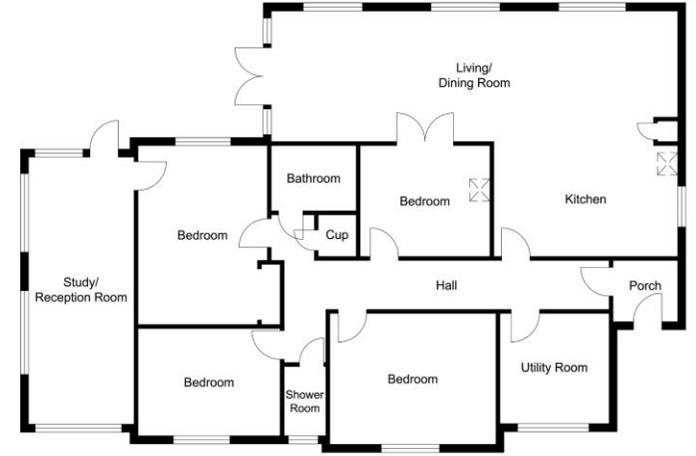
Council Tax Band: F
EPC Rating: C

HX00005743/CS/LB/15.07.2022/V.4

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Outbuilding



Ground Floor



46 Priestpopple, Hexham NE46 1PQ hexham@rmsestateagents.co.uk
 01434 601616 www.rookmatthewssayer.co.uk

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