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RIVER COTTAGE 5 ROCKVILLE HIGHERFORD

£169,950

NO ONWARD CHAIN

- * Charming stone built mid terrace cottage
- * Attractive spacious accommodation
- * Sizeable lounge & dining rm, b/fast kitchen
- * Stunning rear outlooks in hamlet location
- * 2 dble bedrooms, 1 en-suite shower
- * Bright 3-pce bathroom- attic room
- * Desirable position, Gas CH, DG
- * 94 m² (1011 sq ft) approx.



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Delightfully positioned within a beautiful hamlet on the outskirts of Higherford, this impressive stonebuilt mid terrace cottage is situated in a highly sought after discreet location within walking distance of the local amenities and close by to the excellent transport networks. One of the main features that complements this charming property is a beautiful stone flagged patio garden and decked sitting area with stunning elevated rear aspects overlooking the river and Higherford Old Bridge. Internally the house provides substantial well appointed accommodation, there is a good sized rear lounge with feature fire and french doors to outside, open to a dining/sitting room and it benefits a sizeable breakfast fitted kitchen with range cooker. The first floor enjoys two double bedrooms, with one en-suite shower enclosure and a bright house bathroom and there is an additional generous attic room with a two piece cloak room. An internal inspection is essential to fully appreciate.

LOCATION: From our Barrowford office proceed along Gisburn Road in the direction of Higherford. Continue over Barrowford Bridge, passing 'The Old Bridge Inn' public house, Rockville is the next discreet turning on the left hand side.

ACCOMMODATION: (Imperial dimensions in brackets: all sizes approximate):-

ENTRANCE VESTIBULE: With external wood front door, internal door to hallway.

HALLWAY: With staircase leading to first floor.

BREAKFAST KITCHEN: 3.7m x 3.3m (12'3" x 10'11"); with spacious fitted kitchen with an attractive range of white high gloss wall and base units with tiled surface surround and splash back, plumbing for washing machine and dishwasher, 1½ bowl stainless steel sink drainer unit with mixer tap, 'Esse' electric range cooker, vinyl flooring, coved cornicing.

LOUNGE: 4.6m x 4.2m (14'11" x 13'11"); with coved cornicing, television point, feature brushed steel wall mounted pebble effect living flame gas fire, under stairs cupboard with staircase leading down to cellar store room, PVC French doors to garden, open to dining area, pleasant elevated outlooks.

DINING ROOM: 2.4m x 2.4m (8'0" x 8'0"); with windows to 2 elevations, superb outlooks over Higherford Old Bridge and river within hamlet.





FIRST FLOOR:

LANDING: With door and staircase leading to attic room, telephone point.

BEDROOM ONE (rear): 4.3m x 2.8 (14'0" x 9'1"); with fabulous outlooks and elevated views over the river and hamlet setting.

BEDROOM TWO (front): 3.7m x 2.7m (12'1" x 8'10" plus wardrobes); with built in wardrobes and drawer units, separate built in shower enclosure with thermostatic shower.

BATHROOM: With bright 3-pce white suite comprising panelled bath with shower tap fitment over, pedestal wash basin, low suite w.c., part tiled walls, beautiful rear open aspect.

ATTIC ROOM: 4.1m x 3.2m (13'5" x 10'5" some limited headroom); with timber balustrade, skylight window, wall mounted combination gas central heating boiler.

CLOAKROOM: Built in 2-pce suite comprising low suite w.c., pedestal wash basin.

OUTSIDE: To the rear is a delightful stone flagged patio garden with upper timber decked patio and wrought iron balustrade with stone boundary wall, timber fencing and side gate with stunning views over adjoining hamlet, the river and Higherford Old Bridge.

HEATING: Gas fired hot water central heating system complemented by sealed unit double glazing in PVC frames.

SERVICES: Mains water, electricity, gas and drainage are connected.

ENERGY PERFORMANCE: The energy rating for this property is TBC.

VIEWING: By appointment with our office.





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Rear View

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