



1 SILVERDALE COTTAGE

SNITTER

£280,000

GUIDE
PRICE

AYRE
PROPERTY
SERVICES

01669 621312
ayrepropertieservices.co.uk

An exceptionally well presented, three bedroomed semi-detached 2-storey stone cottage situated on the edge of a quiet rural hamlet approximately 3 miles north-west of Rothbury. The property retains much character and features including Inglenook fireplace with Log Burning Stove and tiled insert, new flooring, newly fitted modern bathroom, Principal Bedroom has walk in Dressing Area and exposed stone fireplace. The cottage has been extremely well maintained and is immaculately presented throughout. A small cottage-style garden features stone walls, mature beds and borders, a terrace, a raised seating area and a small pond. There is a stone outbuilding/workshop and a separate storage building.

Snitter

A small village approximately 3 miles west of Rothbury. It stands between two streams called Wreigh and Lorbottle, which shortly afterwards unite, and join the Coquet river. Services in Thropton are approximately a mile away, which include the Shell forecourt with shop

Services

Mains electricity, water & drainage. Oil-Fired central heating. Upvc-framed double glazing

Postcode

NE65 7EL

Local Authority

Northumberland County Council

Tel: 01670 627 000

Council Tax

Council Tax Band C - £2,043.51 2024/25

Tenure

Freehold

Title Numbers

ND202748

Viewing

Strictly by appointment with the selling agents.

EPC Rating

Current Rating - D

Full report available upon request.

Location

For detailed directions please contact the selling agents.

Connectivity

Satellite / Fibre TV Availability

BT

Sky

Virgin

Mobile Coverage

EE

Vodafone

Three

O2

Broadband

Basic 3 Mbps

Ultrafast 1000 Mbps

Details Prepared September 2024

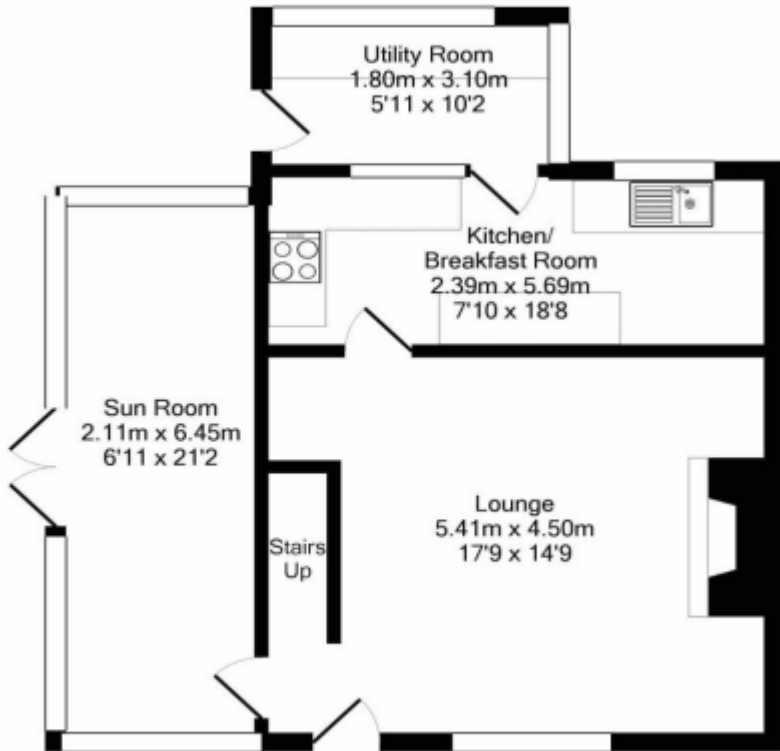
Property Reference APS 29589059



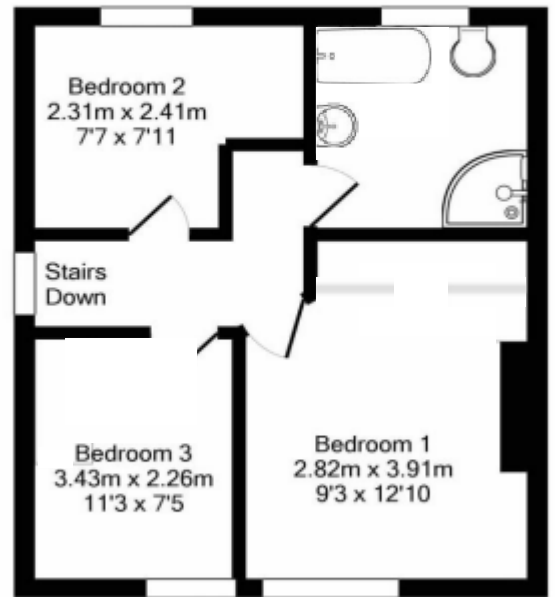
Score	Energy rating	Current	Potential
92+	A		113 A
81-91	B		
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note

The current owners have had plans prepared for an extension to the kitchen, they would be happy to share this with a potential buyer..



Ground Floor



1st Floor















