



WAYSIDE COTTAGE, EDMUNDBYERS, CONSETT
DURHAM, DH8 9NL



WAYSIDE COTTAGE, EDMUNDBYERS

Consett, Durham, DH8 9NL

Nestled in the picturesque village of Edmundbyers, this charming period cottage offers deceptively spacious accommodation, making it an ideal holiday home, weekend retreat or peaceful countryside residence.

- End terrace property
- Investment opportunity
- Village location
- Beautifully presented
- EPC rating tbc

ASKING PRICE £175,000

GET IN TOUCH

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

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DESCRIPTION

Wayside Cottage is beautifully presented throughout; the property seamlessly blends timeless character with modern comfort. A wealth of original features has been carefully preserved, creating a warm and inviting atmosphere that celebrates the cottage's heritage. At the heart of the home is the generously proportioned living room, centred around a magnificent inglenook fireplace with a traditional wood-burning stove, providing a cosy focal point for relaxing evenings. An attractive bay window to the front elevation floods the room with natural light while adding further charm and architectural character.

The well-appointed kitchen is fitted with a range of wall and base units, incorporating an integrated oven, hob and extractor hood. Continuing the attractive stone flooring, the kitchen also benefits from a traditional stable door providing access to the rear of the property.

To the first floor, a spacious double bedroom features exposed beams and wooden flooring, adding warmth and character to this delightful room. The accompanying bathroom is fitted with a corner bath with shower over, wash hand basin and WC. Subject to the necessary consents, the generous first-floor accommodation offers the potential to be reconfigured to create two bedrooms if required.

Externally, the property benefits from a useful storage area housing the oil tank, together with a delightful front patio that provides the perfect spot for a table and chairs, ideal for relaxing or al fresco dining.

LOCATION

Nestled within the heart of the North Pennines Area of Outstanding Natural Beauty, Edmunbyers is a picturesque rural village surrounded by breathtaking countryside, open moorland and scenic walking routes. Offering a peaceful lifestyle while remaining accessible to nearby towns and amenities, the village is renowned for its strong sense of community and stunning natural surroundings.

Edmunbyers is situated close to the popular Derwent Reservoir, providing opportunities for sailing, fishing, cycling and wildlife watching. The nearby market towns of Consett, Hexham and Corbridge offer an excellent range of shops, restaurants, schools and







leisure facilities, while larger centres including Newcastle upon Tyne and Durham are within comfortable commuting distance.

Combining the tranquillity of country living with convenient access to regional transport links, Edmunbyers is an ideal location for those seeking a charming rural setting without sacrificing connectivity.

SERVICES

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

CHARGES

Currently subject to business rates do to its use as a holiday cottage. Interested parties should make their own enquiries with the relevant local authority regarding the rates payable and any reliefs that may be available.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

VIEWINGS

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

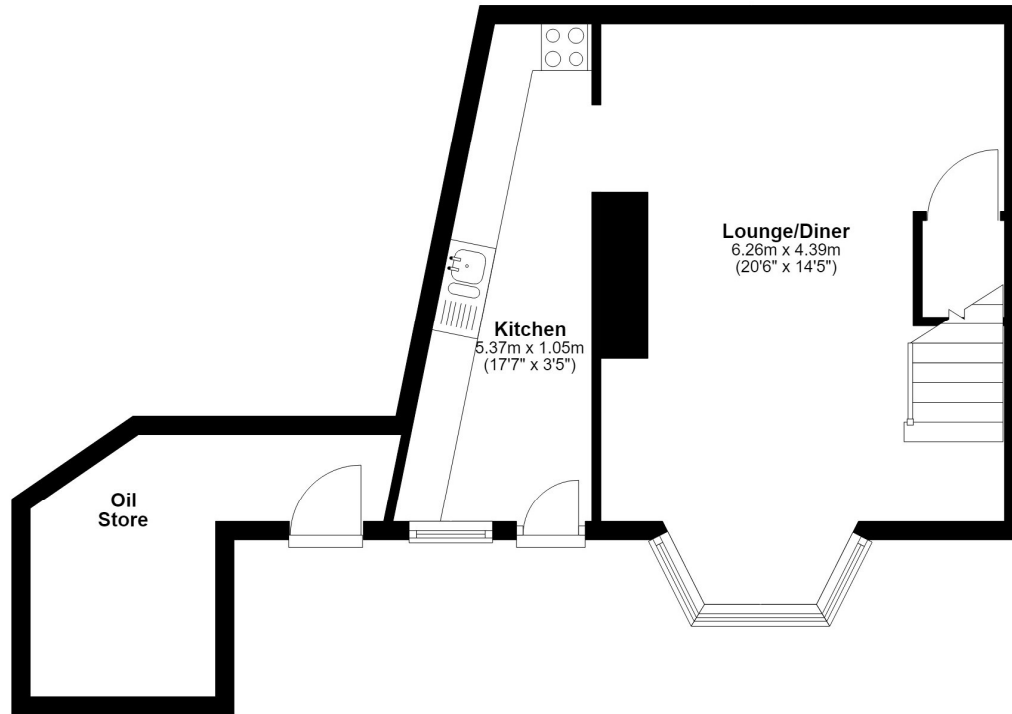
FREE MARKET APPRAISAL

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



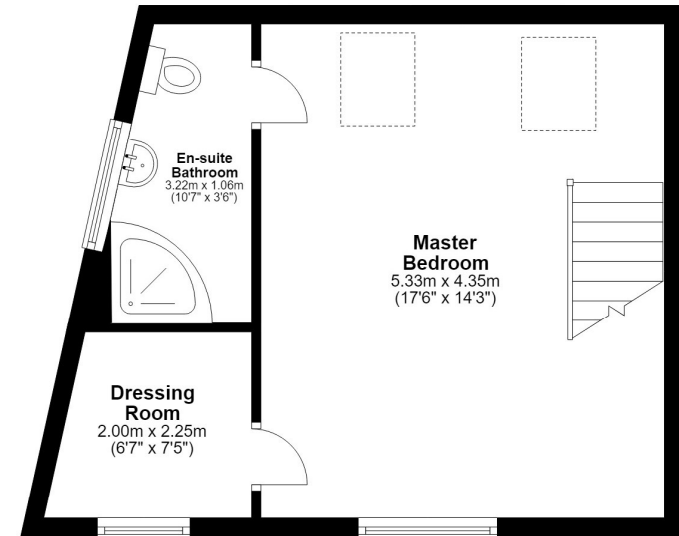
Ground Floor

Approx. 41.0 sq. metres (441.4 sq. feet)



First Floor

Approx. 32.5 sq. metres (349.9 sq. feet)



Total area: approx. 73.5 sq. metres (791.2 sq. feet)
Wayside Cottage, Edmundbyers, -

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.