



Lilac Cottage The Village, Dunstan

- Terraced cottage
- Ideal holiday let
- Two bedrooms
- Night store heating
- Double glazing
- Small front garden

Offers Over £99,950



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Lilac Cottage, The Village, Dunstan, Northumberland NE66 3SZ

Compact holiday accommodation close to the coast in a small hamlet with public house and restaurant. Ideally suited for holiday letting purposes with ground floor accommodation extending to entrance lobby, open plan sitting/ dining/ kitchen, two bedrooms and bathroom. Night storage heating and double glazing included. Dunstan is close to the well known village of Craster which has a working harbour and traditional kipper smokery. The National Trust coastline links up with Dunstanburgh Castle and the sandy beaches of Embleton and Newton, giving excellent tourist opportunities. Alnwick is approximately 7 miles distant with a good range of day to day shopping facilities and specialist retail outlets. An ideal investment opportunity.

Stable door opening to:

LOBBY

Door to sitting room.

SITTING ROOM/ DINING ROOM/ KITCHEN (front facing) 15' 1" (4.6m) x 12' 11" (3.94m)

A good open plan room with fitted kitchen to the rear comprising wall and base units with stainless steel sink and mixer tap. Integral washing machine. Electric hob and oven. Built-in storage cupboard. Understairs cupboard. Telephone and T.V. points. Two night store heaters. Stairs to first floor.

FIRST FLOOR

Stairs to landing. Loft access. Cupboard with hot water tank.

BEDROOM ONE (front facing) 9' 1" (2.77m) x 7' 9" (2.36m) (part sloping ceiling)

Night store heater.

BEDROOM TWO (front facing) 11' 5" (3.48m) x 5' 10" (1.78m) (part sloping ceiling)

Built-in cupboard. Night store heater.

BATHROOM

Suite comprising panel bath with electric shower over, pedestal wash handbasin and w.c.. Heated towel rail.

OUTSIDE

Small front garden.

Agents note: Furniture and contents available extra by negotiation.

JKY/KM/AL3746/15.6.10

R007 Ravensworth 01670 713330



Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F	40	52	(21-38) F	33	40
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

Important Note: None of the services 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. Rook Matthews Sayer 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 any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

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