



Three bedroom semi-detached house for sale in the peaceful village of Kielder

28 Castle Drive, Kielder, NE48 1EQ



# Property Details

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## Guide Price

£175,000

## Description

Idyllic three bedroom, semi-detached cottage in the tranquil village of Kielder with modern fixtures and fitting and extensive, private garden and forest to the rear of the house.

## Selling Agents

C&D Rural, Lakeside, Townfoot, Longtown, Carlisle,  
CA6 5LY









## KEY FEATURES

- Delightful, three bedroom semi-detached family home
- Open plan living/dining space with double French doors to patio
- Modern fixtures and fittings throughout
- Multi-fuel stove in living room with back boiler
- Extensive rear garden with lawn and meadow
- Situated in the peaceful village of Kielder
- Potential to lease additional land from the forestry commission
- Annual holiday let income of approximately £15,000
- No onward chain



An exciting opportunity acquire a beautiful, three bedroom semi-detached home in the idyllic village of Kielder, Northumberland. Ivy Cottage has been a successful holiday let for the current owners, with an approximate annual income of £15,000, however it is now time for them to pass the cottage onto similar minded investors or someone looking for a permanent residence.

### **Kielder Village**

Kielder is a picturesque village nestled in the heart of Northumberland, known for its breathtaking natural beauty and tranquil surroundings. Surrounded by the vast Kielder Forest, it offers a haven for nature enthusiasts and outdoor adventurers alike. The village is home to the stunning Kielder Water, the largest man-made lake in the United Kingdom, offering a plethora of water activities such as sailing, kayaking, and fishing. Additionally, Kielder Observatory, located nearby, provides an exceptional stargazing experience with its state-of-the-art telescopes and informative astronomy events.





## The Accommodation

Step into this delightful home through a charming front door that leads to a small porch adorned with a pitched, slate roof. Inside, an inviting entrance hall welcomes you, with stairs ascending to the first floor and a doorway opening to the open plan living/dining room. Bathed in natural light, this contemporary living space boasts wooden effect laminate flooring and is enhanced by a magnificent multi-fuel stove nestled in a brick hearth, creating a cozy ambiance.

For efficient heating, an electric radiator is thoughtfully placed downstairs. The dining area graciously accommodates a generously sized table, while Double French doors beckon you to step onto the patio and take in the enchanting view of the extensive, private rear garden.





## The Accommodation

Prepare culinary delights in the modern, fitted kitchen, where cream wall and base units with wooden worktops exude a touch of elegance. This well-appointed kitchen boasts integrated electric oven, hob, and dishwasher, catering to your every need.

Ascending the stairs, you will discover two generously proportioned double bedrooms, offering ample space for relaxation and rest. An additional single bedroom provides flexibility, while the tastefully decorated shower room awaits, complete with a w.c., a pristine white hand basin, and a shower cubicle featuring an electric shower. The upstairs area is complemented by central heating, efficiently supplied from the multi-fuel stove.

Outside, a small lawn graces the front of the property, accompanied by a gate on the side, allowing access to the enchanting rear garden. Here, nature unfolds in all its glory, as the beautifully landscaped space reveals an abundance of wild flowers and meadows, offering a serene retreat.



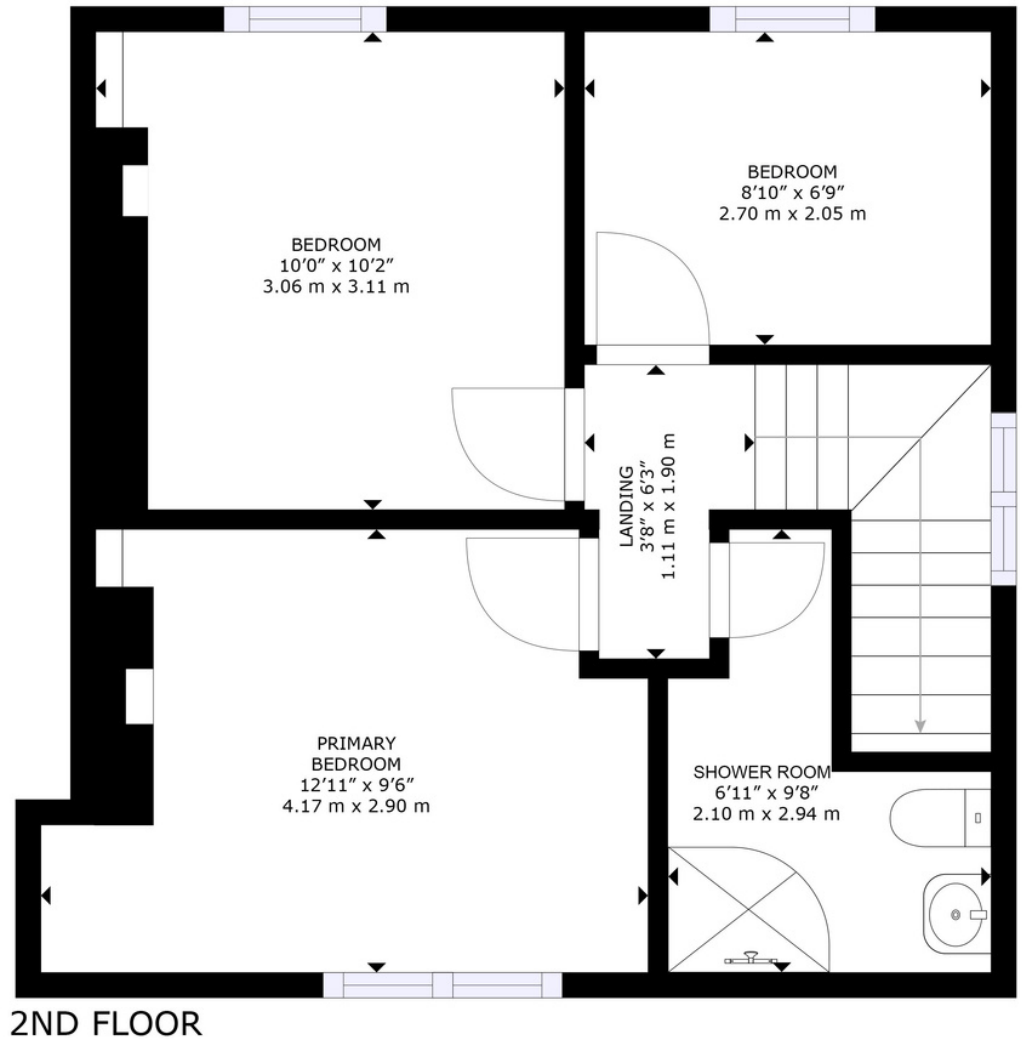
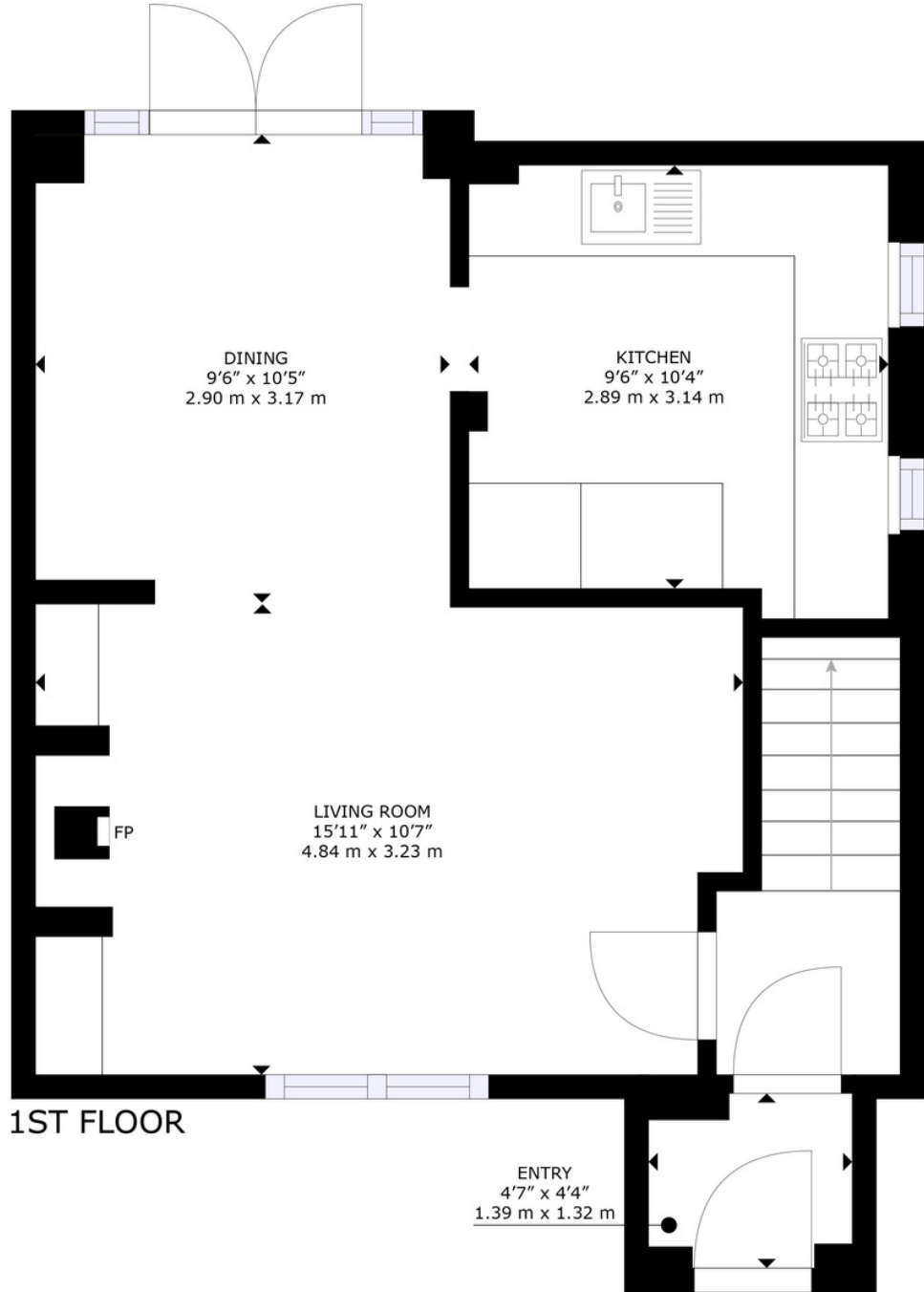


















**Tenure and Possession:** Freehold with vacant possession.

**Matters of Title:** The property is sold subject to all existing servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such servitude rights and others.

**Fixtures and Fittings:** All standard fixtures and fittings are to be included in the sale.

**EPC Rating:** D

**Council Tax:** A

**Services:** 28 Castle Drive is served by mains water, mains electricity, mains drainage. Multi-fuel stove with back boiler.

**Viewings:** Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299

**Offers:** Offers should be submitted to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to note their interest with the selling agents.

**Money Laundering Obligations:** In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted. All offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds.

**Local Authority:** Northumberland County Council

**Solicitors:** TBC

**Website and Social Media:** Further details of this property as well as all others offered by C&D Rural are available to view on our website [www.cdrural.co.uk](http://www.cdrural.co.uk). For updates and the latest properties like us on [facebook.com/cdrural](https://facebook.com/cdrural) and Instagram on [@cdrural](https://instagram.com/cdrural).

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