



# Rose Cottage

Dunstan Village,  
Dunstan



SANDERSON  
YOUNG





## Rose Cottage Dunstan Village, Dunstan, Alnwick, Northumberland, NE66 3SX

**A rare opportunity for an excellent detached bungalow with a large garden site of approx. 0.37 acres, in Dunstan village just inland from Craster and on the stunning Northumberland coast - the property offers great potential to further extend (subject to normal planning consents & approvals ) and has no upward chain.**

Rose Cottage is an attractive 1960's brick and stone, three bedroom detached bungalow, occupying an impressive approx. 0.37 acre site within Dunstan Village. The gardens are beautifully maintained with mature hedging to the boundaries, with a long private driveway leading to an attached single garage. The property requires updating and modernisation throughout, and offers a great opportunity for buyers wishing to put their own stamp on their home, or to further extend within the large plot (subject to normal planning consents & approvals) to create a much larger dwelling.

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### Price Guide:

Guide Price £490,000

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Accommodation - Reception hallway with access to the loft, and two double door storage cupboards, one housing the water tank | Large sitting room with a stone fireplace, bay window and French doors opening to the side | Generous formal dining room with dual aspect windows overlooking the garden and a door connecting to the kitchen | Good size kitchen/breakfast room with original Formica style cabinets, a stainless steel sink and a walk in larder cupboard | Utility room with a stainless steel sink, and a door leading to the single attached garage.

Large double bedroom one, with a window to the side, and double door built in storage cupboard | Bedroom two is a large twin bedroom with double door built in storage cupboard | Bedroom three is a smaller double with a built in storage cupboard and a window overlooking the rear courtyard area | Bathroom with a coloured suite comprising bath, basin and wc | Separate wc.

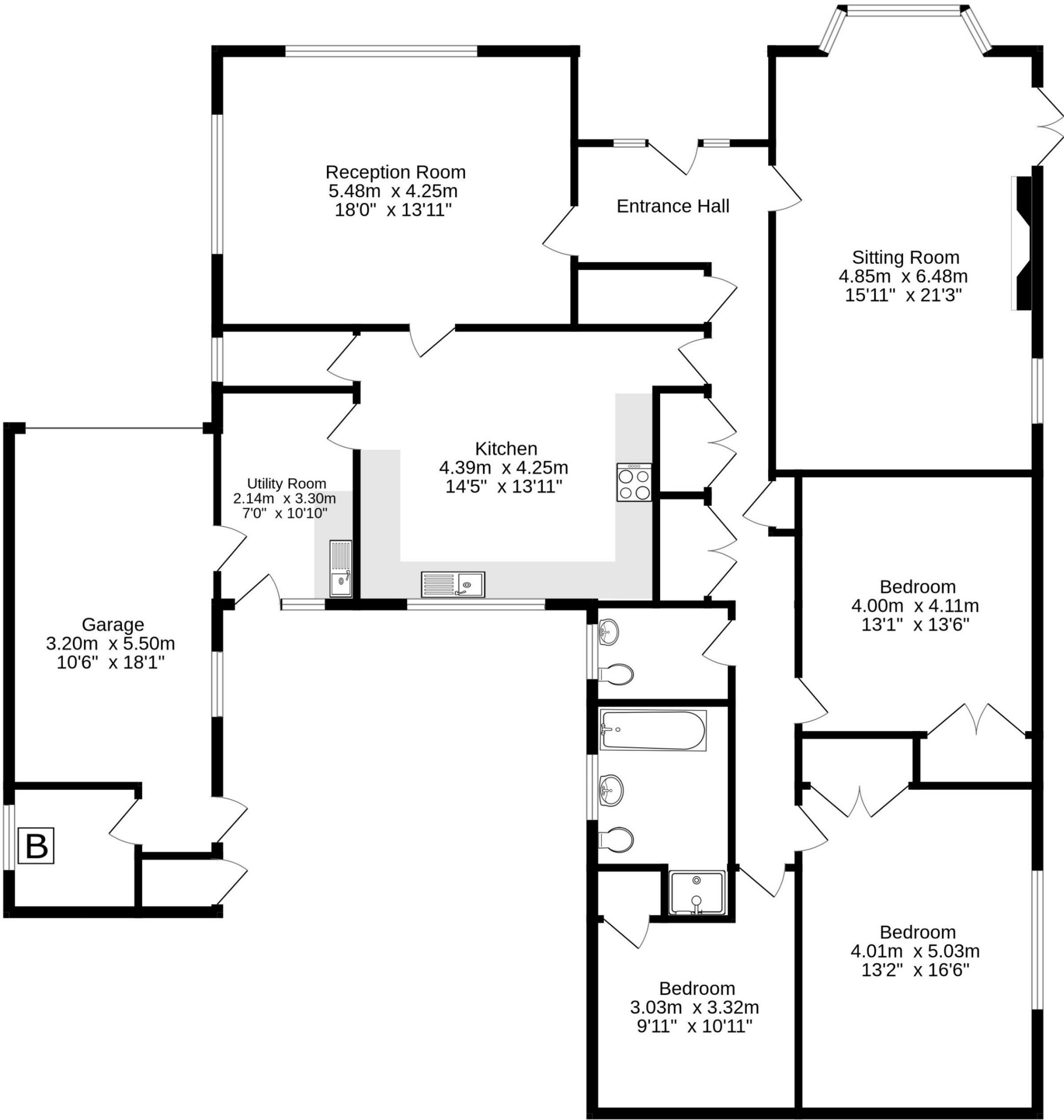


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Ground Floor  
184.9 sq.m. (1990 sq.ft.) approx.



Externally - the garden extends to approximately 0.37 acres, with lovely mature hedging, giving both privacy and shelter. There is a driveway providing parking for a number of cars, leading to the single attached garage. Within the garden, there are separate lawned areas, planted borders and shrubs and a Greenhouse - there is a paved courtyard area to the rear, where there is a timber shed, useful garden store and oil tank.

Dunstan Village is just a short distance from the much sought after coastal villages of Craster and Embleton, famous for its Craster Kippers and the stunning Dunstanburgh Castle - the village has a Pub/Restaurant with further local amenities in the surrounding villages.

Approximate distances - Craster - 0.8 miles Alnwick - 7 miles Morpeth - 25 miles Berwick upon Tweed - 30 miles Newcastle upon Tyne - 40 miles

Services: Electric, Water & Drainage | Oil Fired Central Heating | Tenure: Freehold | Council Tax: Band E | EPC: D

TOTAL FLOOR AREA : 184.9 sq.m. (1990 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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