



# Croft Cottage

Rock Mill Farm, Rock



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## Croft Cottage

Rock Mill Farm, Rock, Alnwick,  
Northumberland, NE66 3HA

**FABULOUS, TWO BEDROOM STONE BUILT DETACHED COTTAGE, WITH SUBSTANTIAL, WELL ESTABLISHED PRIVATE GARDEN AND DRIVEWAY, SIUTUATED IN THE HAMLET OF ROCK VILLAGE, CLOSE TO NORTHUMBERLAND'S HERITAGE COASTLINE, TAKING IN LOW NEWTON-BY-THE-SEA - IDEAL AS A PRINCIPAL RESIDENCE OR SECOND HOME**

Croft Cottage is a superb, two bedroom stone built detached cottage, formerly an early Georgian bothy, with a driveway and parking for several cars, with a substantial private garden, with patio and entertaining area, and potential for the loft room to be converted into a third bedroom, subject to installation of a Velux escape window and subject to normal planning consents.

### Price Guide:

Guide Price £450,000

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Croft Cottage has been refurbished to a very high standard, with a superb large open plan lounge, dining room and a kitchen, under a beamed ceiling, which is a tremendous feature of the property, with a central free standing log burning stove.

There are two double bedrooms to the ground floor, and a fabulous family bathroom WC and there is a separate utility and ground floor cloakroom/WC, as well as the potential to build and extend out further if required (subject to normal planning consents).

The staircase leads to a galleried landing above the open plan living area and this connects to a loft room, with potential to be converted into a third bedroom, subject to installation of a Velux escape window and subject to normal planning consents.

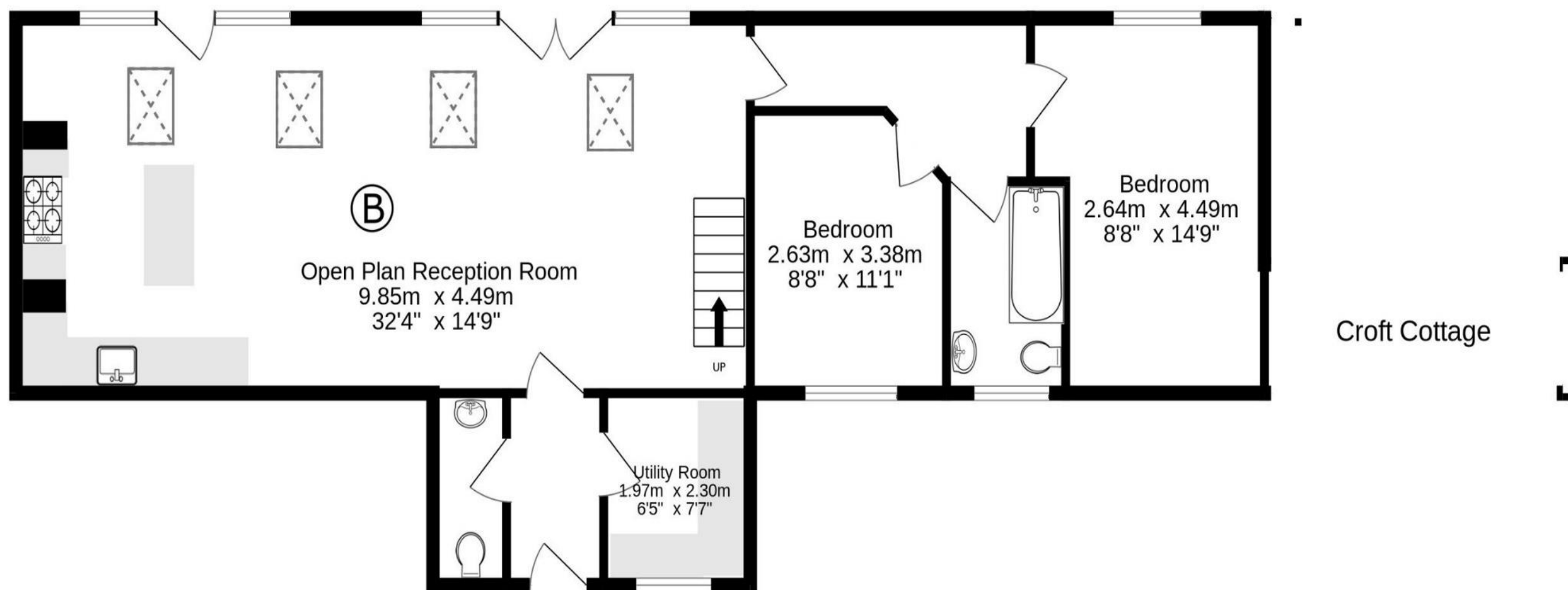
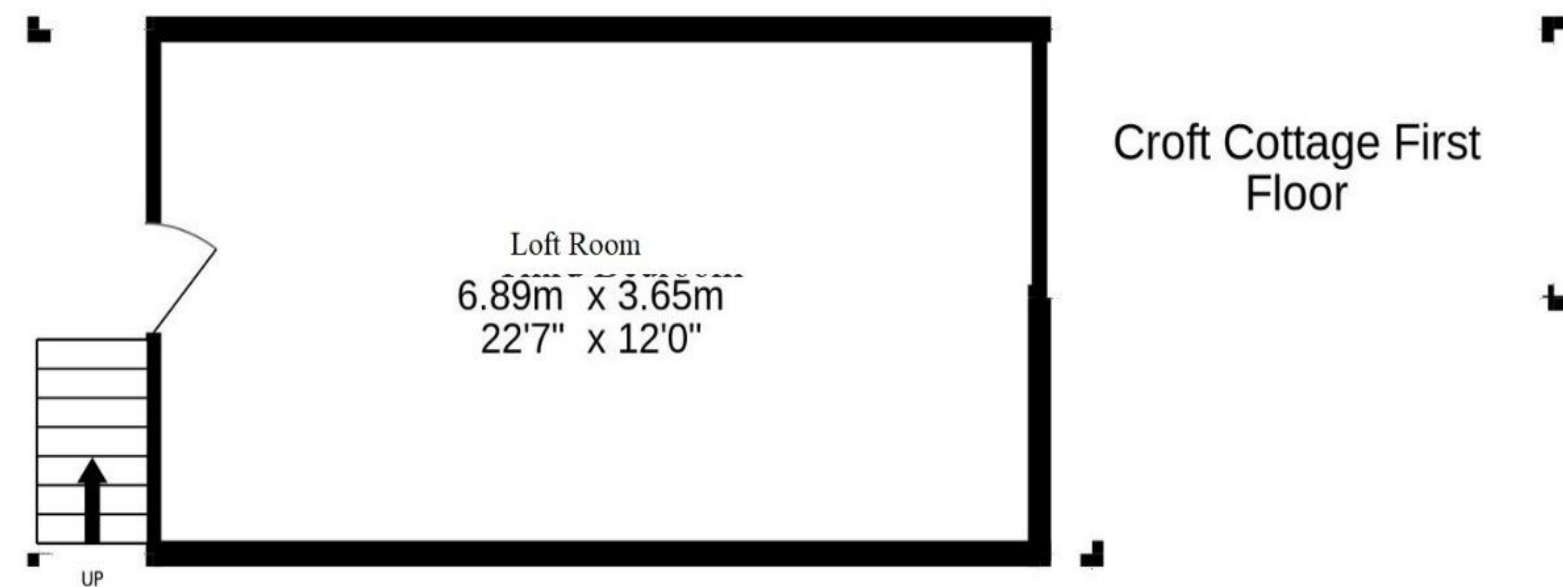
Croft Cottage offers easy access to Northumberland's Heritage Coastline and stunning countryside, with magnificent castles, glorious beaches, National Trust & Heritage Properties, the Cheviots, and within Rock village - Northumberland's leading café, The Rocking Horse. There are a wide range of walks and a huge variety of leisure pursuits to suit all ages, from golf courses on the coastal path, to the water sports of Beadnell Bay, with its kite surfing, coasteering and sea kayaking.



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Approx. Distances - Low Newton-By-The-Sea - 2 miles | Craster - 5 miles | Embleton - 3 miles | Seahouses - 8 miles | Bamburgh - 11 miles | Alnmouth Main Line Railway Station - 6.5 miles | Alnwick - 8.5 miles - Alnwick Town has numerous local services including Doctors, local Hospital, Dentists and shopping facilities ranging from supermarkets to bespoke boutiques. Leisure facilities include Alnwick Castle Golf Course, Alnwick Town Football Club, Rugby Club & Cricket Club, Squash, Tennis & Bowling Club and the Willowburn Leisure Centre with 25 metre swimming pool, gym and fitness centre. Entertainment is at the heart of this market town, with the Playhouse providing the stage and screen, and many cafes, restaurants and public houses to choose from.

Croft Cottage benefits from oil fired central heating and double glazing.

Services: Mains Electric & Water | Private Drainage | Oil Fired Central Heating | Tenure: Freehold | Council Tax: Business Rates | EPC: D







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