



- HOLIDAY LET POTENTIAL
- Two Bedrooms
- Garden
- EPC Rating F

- INVESTMENT OPPORTUNITY
- Breakfasting Kitchen
- Shooting and Fishing Rights

- Two Receptions
- Bath/Shower Room
- Council Tax Band B

Set within the Otterburn Hall Estate, Dovecote Cottage is a charming 2 bedroom, character property, part of the original Coach House. The deceptively spacious accommodation comprises, Entrance Hall with stairs to landing and door to the magnificent sitting/dining room with feature arched window. From the entrance hall door to the Lounge with window to front and Lovely fireplace with log burning stove, built in storage cupboard and door to the Breakfasting Kitchen fitted with a range of base and wall units with wood worktops, inset sink unit, space for cooker and plumbing for washing machine. The Kitchen has oil central heating boiler and door to rear garden.

From the Entrance Hall stairs to first floor landing with storage cupboard. Two spacious double bedrooms both with windows to the front and a Bathroom fitted with freestanding bath, shower enclosure, pedestal wash basin and wc. Externally there is a rear garden.

Otterburn is surrounded by beautiful countryside close to Northumberland National Park, There is a good primary school, pub, restaurants and village shop. The village straddles the A696 with good access South to Newcastle International Airport, Ponteland, Newcastle itself and Hexham and North to Jedburgh and the Borders.

#### **Entrance Hall**

**Lounge 18'1" x 13'1" (5.517 x 3.995)**

**Sitting/Dining Room 17'11" 16'3" (5.485 4.962)**

**Breakfasting Kitchen 16'8" x 7'10" (5.095 x 2.389)**

#### **First Floor Landing**

**Bedroom 1 14'10" x 16'9" into recess (4.526 x 5.121 into recess )**

**Bedroom 2 17'10" x 14'7" to widest points (5.44 x 4.47 to widest points)**

**Bathroom WC 8'4" x 9'5" (2.55 x 2.89)**





Energy Performance: Current E Potential C

Council Tax Band:

Distance from School:

Distance from Metro:

Distance from Village Centre:



These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.