

- 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

Currently used as a holiday let this 2 bedroom semi detached cottage is set within private grounds of the Otterburn Hall Estate, part of the original Grade II Listed 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 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)

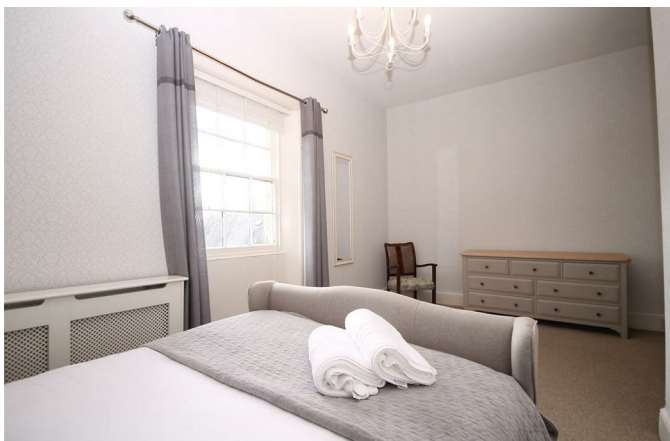
First Floor Landing

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 F

Council Tax Band: B

Distance from Otterburn Primary School 1mile

Distance from Haydon Bridge Railway Station 17.9miles

Distance from Village Centre: 0.5miles

Newcastle International Airport 26.3miles

Newcastle City Centre 31.2miles



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.