



Vine Cottage

Elsdon



SANDERSON
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Vine Cottage Elsdon, NE19 1AA

Vine Cottage is a lovely, Grade II listed two bedroom stone built cottage overlooking the green in Elsdon, with fabulous open aspect views from the rear garden over the small burn to the open fields, hills & countryside - the cottage has great character and offers a unique 'lifestyle' opportunity for those buyers seeking quiet country living - Viewing Essential.

The cottage has had a number of works done over the last 2 years by the current owners - the oil boiler replaced in 2023, a shower added and the bathroom fully refurbished, new flooring and redecoration throughout, the kitchen cabinets have been hand painted, and a fitted wardrobe has been added to the main bedroom. Externally there has been roof & guttering works, and tree work within the garden.

Price Guide:

Guide Price £399,950

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Ground floor - Attractive portico entrance | Large reception/dining hallway with a slate floor, stairs with storage under, and exposed beams | Generous sitting room with a stone inglenook fireplace with cast iron wood burning stove and views over the village Green | Impressive and versatile Garden room, currently used as a dining room, with excellent natural light from the full height vaulted ceiling, with glazed elevation overlooking the garden, and a slate floor | Well appointed kitchen/breakfast room with beamed vaulted ceiling, a slate floor and a range of hand painted cabinets - the kitchen has a Belfast sink, integrated dishwasher, range cooker and space for fridge/freezer | Utility room with a ground floor wc | Useful studio/office space, with glazed windows and doors overlooking the rear garden to the open countryside, with a cupboard housing the oil boiler.

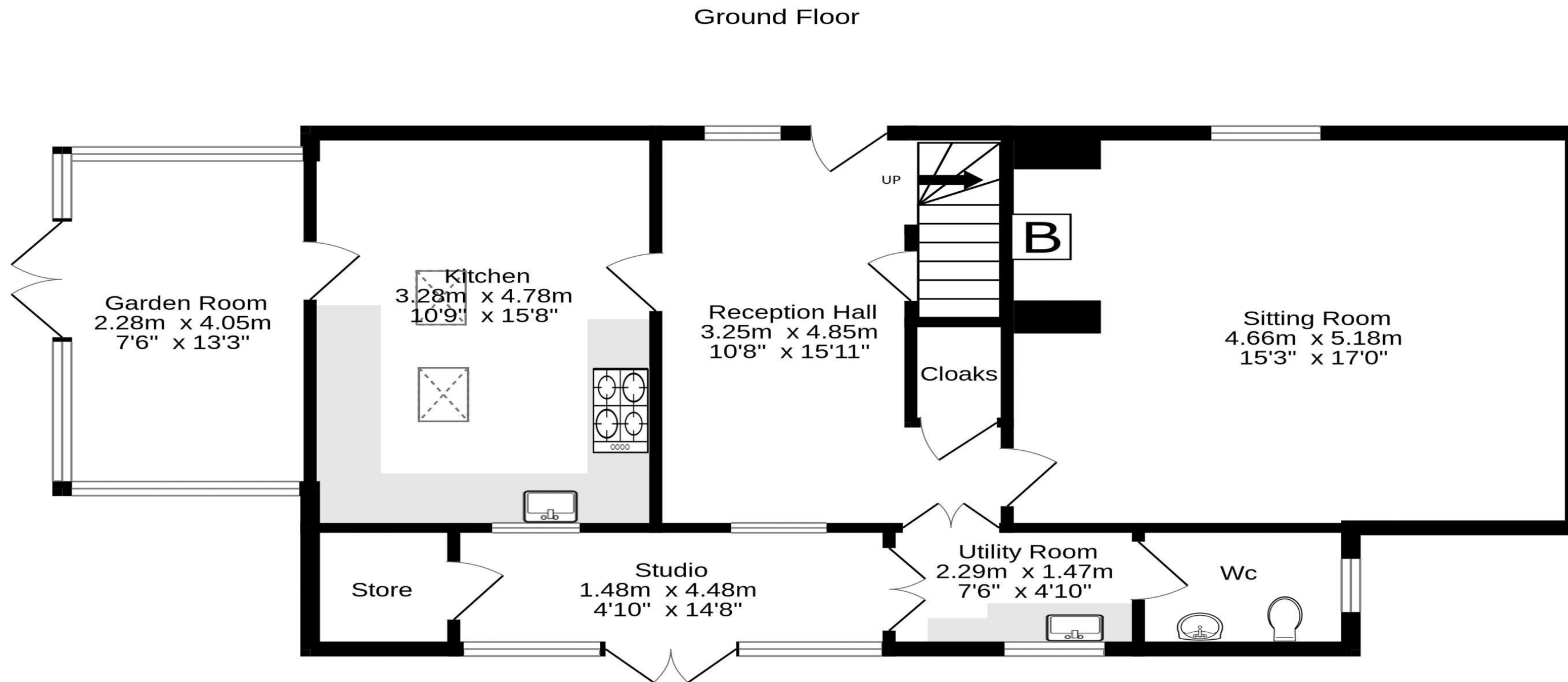
First floor - First floor landing | Double bedroom one with newly fitted wardrobes, and great views over the Green | Bedroom two is a smaller double bedroom, overlooking the garden to the burn | The superb traditional bathroom has been fully refurbished, with a freestanding roll top bath, lovely walk-in shower with rainfall head, WC and basin - with windows to both front and rear elevations.



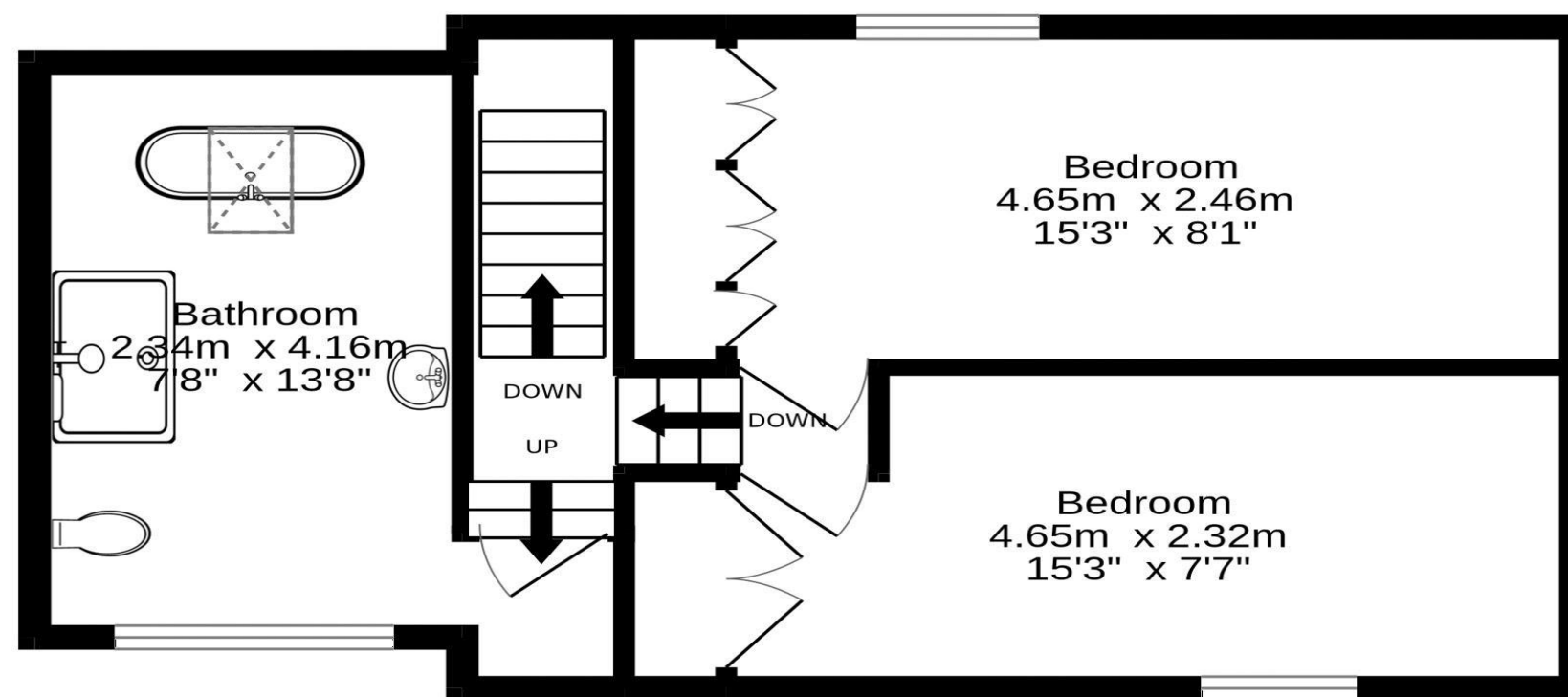
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1st Floor



Externally - Lovely mature rear gardens, leading down to the small burn and riverside seating area, with planted beds and fruit trees | Traditional Shepherd's hut with a sedum roof and wood burning stove, currently used as a home office but would be ideal for guest accommodation for visiting family and friends | Stone built outhouse/store | Greenhouse and Timber shed | 'Secret garden' door within the high stone boundary wall, opening from the front of the house directly into the garden.

Elsdon is historic capital of Redesdale, a beautiful village with a traditional green, historic Castle and Church, and local public house/brewery 'The Bird in Bush' overlooking the green. A wider range of amenities are available in nearby Otterburn and Rothbury.

Approximate distances - Otterburn 3.5 miles - Rothbury 12 miles - Morpeth 19 miles - Ponteland 22 miles - Alnwick 23 miles - Newcastle upon Tyne 30 miles

Services: Mains Electric, Water & Drainage | Oil Central Heating | Tenure: Freehold | Council Tax: Band C | Energy Performance Certificate: Rating D | Grade II Listed

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