

# SIGNATURE

## NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





 Burnfoot Cottages, Morpeth NE65 7EY

PRIVATE

# Burnfoot Cottages, Morpeth NE65 7EY

## Offers In Excess Of £455,000

THIS SALE IS FOR TWO PROPERTIES, ONE 3 BEDROOM COTTAGE AND A 1 BEDROOM COTTAGE.

Signature Northeast is thrilled to introduce this exceptional investment opportunity to the market. The property comprises two splendid cottages – one featuring three bedrooms, and the other a recently renovated one-bedroom cottage. These residences present a remarkable level of versatility, allowing you to choose between letting one out while residing in the other, utilizing both for personal use, or even leveraging them for a business venture. Situated in the picturesque and tranquil area of Netherton, this property offers an unparalleled countryside living experience.

Upon entering the enchanting main cottage, you are greeted by a vestibule that guides you to a central hallway, providing access to the primary living spaces. Stepping into the living room, abundant natural light bathes the area through recently installed beautiful sash windows, which span both properties. French doors in the living room open to the rear garden, offering a seamless indoor-outdoor transition. The spacious layout allows for versatile furnishing options, accommodating both comfortable lounging and family dining.

Continuing the journey, you'll discover the charming and recently installed kitchen, boasting ample storage space provided by attractive wall and base units. The kitchen also offers room for a generously sized table, creating an ideal setting for casual dining. Adjacent to the kitchen is the bathroom, equipped with a hand basin, bathtub, and W.C.

Continuing your exploration, you will come across three generously sized bedrooms, each designed to comfortably accommodate a double bed and your preferred furnishings. The master bedroom is particularly noteworthy, showcasing distinctive features, including its own attached dressing room.

Externally, to the rear of the residence, you will unveil a spacious back garden predominantly adorned with a lush lawn. A decking area enhances the outdoor space, providing an ideal setting for outdoor furniture. The garden features a pod equipped with electricity and heating, offering a versatile space for various activities. Additionally, the back garden presents breathtaking countryside views. Ample off-street parking is also provided with this property.

Transitioning to the detached cottage, recently renovated just last year, you'll find a warm and inviting living room, dining area, and a well-appointed kitchen. The room is enhanced by a snug log burner, adding a touch of coziness. The newly installed bathroom features a bathtub, shower, toilet, and hand basin, offering modern convenience. Additionally, a generously sized bedroom completes the accommodation of this charming cottage.

Externally, this property presents a spacious back garden, providing abundant room for your preferred outdoor living furniture.

PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.



# PROPERTY FLOORPLAN

## Ground Floor

Approx. 87.9 sq. metres (946.4 sq. feet)



Total area: approx. 87.9 sq. metres (946.4 sq. feet)

Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.  
Plan produced using PlanUp.

## Measurements:

Living Room  
24'10" x 11'1"

Kitchen  
11'4" x 9'10"

Bedroom One  
11'5" x 10'4"

Dressing Room  
7'7" x 4'9"

Bedroom Two  
9'10" x 8'5"

Bedroom Three  
9'10" x 8'5"

Bathroom  
8'0" x 5'1"

Living Room / Kitchen Diner  
17'1" x 13'0"

Bedroom  
13'0" x 10'3"

Bathroom  
9'7" x 6'1"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC







More 5 Star Customer Reviews than any other Agent based in the North East on allAgents.co.uk



**SALES**

**LETTINGS**

**FINANCE**

**LAW**

**WE COVER THE WHOLE OF THE NORTH EAST**

Whitley Bay  
0191 251 3344

Cramlington  
01670 897 213

Tynemouth  
0191 296 6689

Morpeth  
01670 513 966

Ponteland  
01661 820 082

Wallsend  
0191 432 4151

Alnwick  
01665 511 800

Heaton  
0191 432 4275

Forest Hall  
0191 266 9966

Other locations  
0191 640 3523

Newcastle  
0191 640 2284

Durham  
0191 303 8252

Gosforth  
0191 640 3523

Sunderland  
0191 543 6390

Whickham  
0191 432 5102

Gateshead  
0191 432 4294

Jesmond  
0191 281 1037

Killingworth  
0191 640 3602

Ryton  
0191 413 9845

Head Office &  
Lettings  
0191 253 4815

\*Highest recommended 5-star reviews than any other Estate Agent based in the North East on allAgents.co.uk - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News