

# SIGNATURE

## NORTH EAST

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 Burnfoot Cottages, Morpeth NE65 7EY

PRIVATE



# Burnfoot Cottages, Morpeth NE65 7EY

## Offers Over £415,000

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

Signature North East is thrilled to present this exceptional investment opportunity. The property includes two splendid cottages: one featuring three bedrooms and a recently renovated one-bedroom cottage, currently running as a successful 5-star rated Airbnb with bookings secured for next year. This offers immediate income potential for new owners. The cottages provide versatile options, from letting one while living in the other to using both for personal or business purposes. Located in the peaceful area of Netherton, this property offers an unparalleled countryside lifestyle.

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.

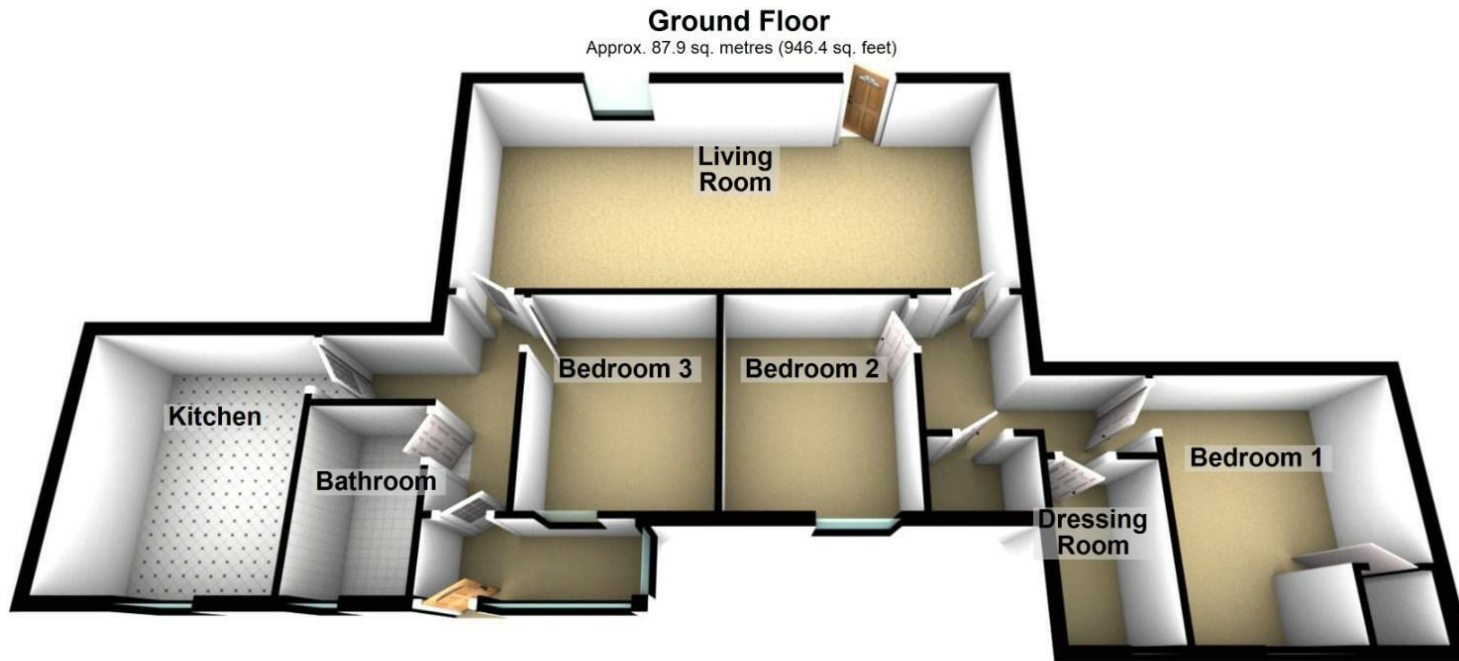
Transitioning to the detached cottage, recently renovated just last year, you'll find a warm and inviting living room, dining area, and a well-appointed kitchen. The room is enhanced by a snug log burner, adding a touch of coziness. The newly installed bathroom features a bathtub, shower, toilet, and 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



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











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