

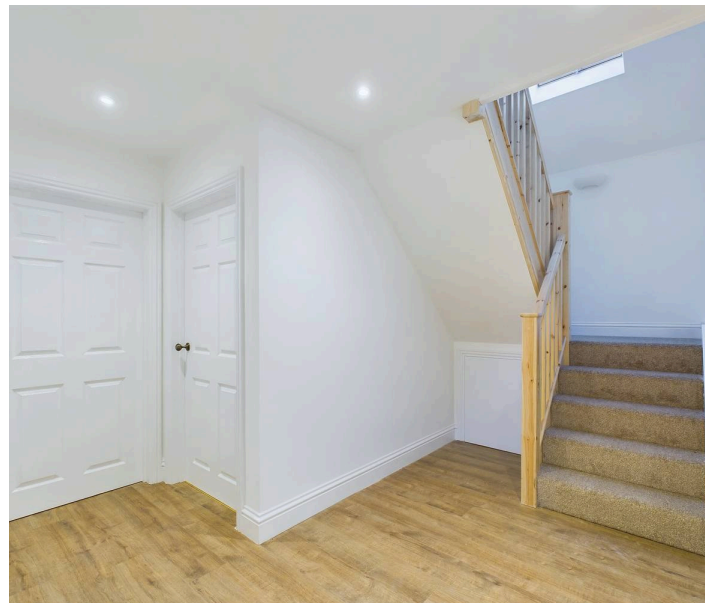


Dogberry Cottage, Brockdam Farm

Council Tax band: TBD

Tenure: Freehold

- New Build
- Stone Property
- Countryside Location
- Four Double Bedrooms
- Log Burner
- Versatile Living
- Two Family Bathrooms
- Large Private Garden



Northumberland
Properties

Northumberland Properties welcome to the market Dogberry Cottage, a stunning new build located within the historic Brockdam Farm, dating back to the 17th century, and part of the 5,000-acre Ellingham Estate. This beautiful property offers a perfect blend of traditional charm and modern living.

Inside, the property boasts four double bedrooms, thoughtfully arranged for versatility, with the option for ground-floor living with the added benefit of a spacious family bathroom to each floor.

The heart of the home is the expansive open-plan kitchen and living area, featuring oak worktops complemented by metro-style cream tiles. The kitchen is fully equipped with an integrated AEG fridge freezer, dishwasher, and a freestanding Belling Farmhouse electric range. The cabinets are finished in Fern Green with antique brass hardware, offering both style and functionality. The large living room is warmed by an 8kW multifuel woodburning stove, with rustic oak flooring throughout the living areas, while the bedrooms are carpeted for comfort. TV points are provided in both the living room and bedrooms, along with double sockets featuring type A and C USB points.

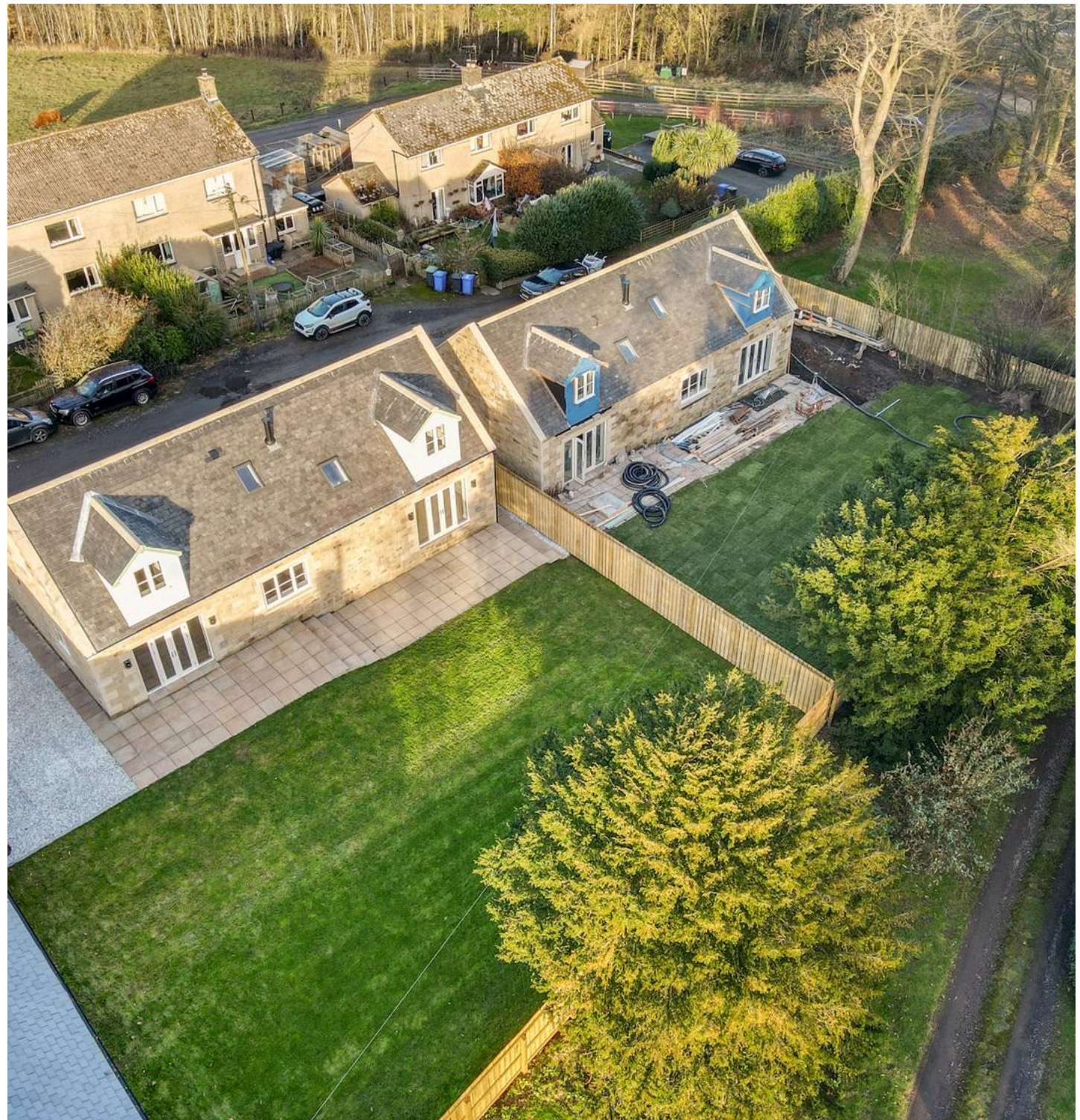
The property offers underfloor heating on the ground floor, with traditional radiators upstairs. The home's construction includes natural sandstone, traditional stone mullions, and a water table, with a beautiful Welsh slate roof. Bespoke timber double-glazed windows and French doors to complete the classic look, while the Chartwell Green front door with its four locking points offers added security.

To the rear, you'll find a substantial lawned garden, with a large patio extending across the length of the house, perfect for outdoor entertaining. The property also offers external parking with a driveway providing space for two cars.



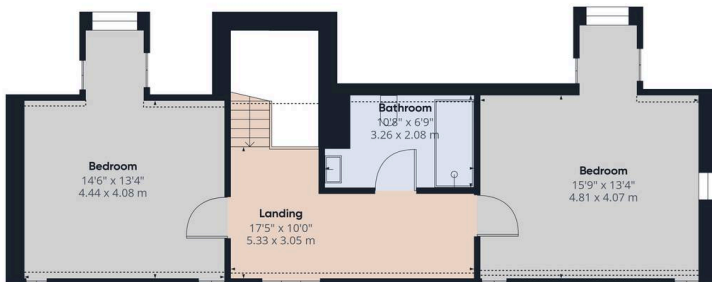
A well-thought-out design includes built-in storage on the landing and in the bedrooms, adding convenience and practicality. The property is heated by an air-source heat pump, offering energy-efficient warmth. Dogberry Cottage combines historic character with modern comforts, offering a unique and peaceful living experience.

Set in the heart of the picturesque Northumberland countryside, conveniently close to local amenities and attractions. Renowned for its scenic beauty, with miles of rolling landscapes, coastal walks, and historic sites nearby, making it an ideal base for exploring the region. The property benefits from excellent transport links, with easy access to the A1, providing direct routes to nearby towns such as Alnwick. The stunning Northumberland coast, including the renowned pristine beaches of Beadnell and Bambrough are within easy reach of the property, perfect for seaside escapes. With no restrictions on holiday lets, Dogberry Cottage presents an excellent opportunity for those looking to generate rental income. A National holiday let company has provided a projection that indicates a strong income potential.





First Floor



Floor 1



Approximate total area⁽¹⁾

1743.53 ft²
161.98 m²

Reduced headroom

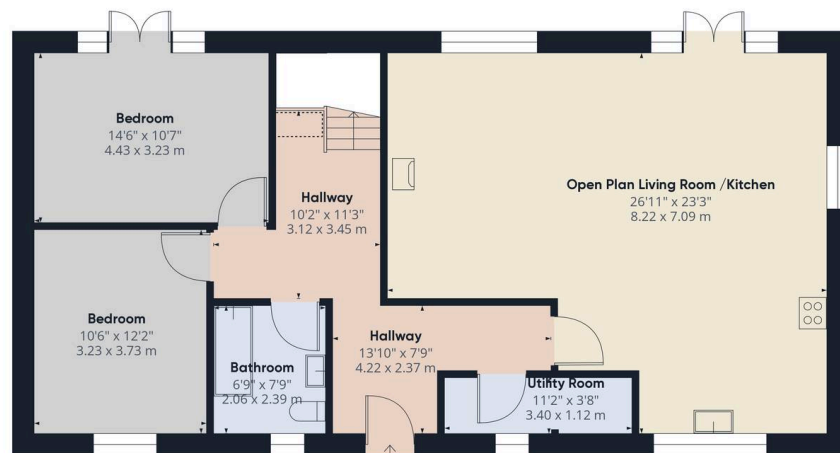
37.03 ft²
3.44 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

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First Floor



Approximate total area⁽¹⁾

1089.09 ft²
101.18 m²

Reduced headroom

5.59 ft²
0.52 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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12 Market Street, Alnwick - NE66 1TL

01665660910 • info@northumberlandproperties.co.uk • <http://northumberlandproperties.co.uk>



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