



Warren Cottage, Acomb, Hexham, Northumberland, NE46

Offers in the Region of **£190,000**

A stunning two bedroom cottage located in Acomb of Hexham, offering a blend of original character with modern comfort.

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

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This beautifully presented two bedroom cottage blends original character with modern comfort.

Step through the glazed-inset front door into a tiled porch and on into a cosy living room with exposed beams, stone inglenook fireplace and multi-fuel stove, which opens to an ideal kitchen/diner fitted with integrated appliances and space for family dining. Upstairs, a vaulted principal bedroom with exposed beams and original stone fireplace sits alongside a second bedroom and a fully-tiled bathroom with both bath and separate shower. Externally, a raised flagged patio provides a welcome frontage, while a secluded two-tiered garden features to the rear.

Acomb is a charming Northumbrian village near Hexham, prized for its countryside views, local pubs, village green and easy access to Hadrian's Wall and amenities.

Viewings are highly recommended.

Entrance Porch - 1.67m x 1.43m (5'5" x 4'8")

Enter through the front door with glazed insets, featuring a double glazed window and ceramic tiled flooring, providing access to the generous living room.

Living Room - 4.62m x 3.94m (15'1" x 12'11")

The living room, which combines rustic charm with modern comfort, has exposed ceiling beams framing a stone-built Inglenook fireplace with raised hearth and multi-fuel burning stove; double glazed window, central heating radiator, and carpet flooring.

Kitchen/Diner - 3.15m x 3.45m (10'4" x 11'3")

The kitchen/diner features a range of wall and floor units topped with contrasting worksurfaces, including a stainless steel sink with drainer unit and mixer tap, a four-ring gas hob with double oven and canopy extractor hood above, with splashback tiling. There is plumbing for a washing machine, ample room for a dining table, recessed spotlights, and two double glazed windows framing a privacy glazed uPVC door to the rear external.

Landing

Accessed via the carpeted staircase rising from the living room, the landing introduces exposed stone walls that lend authentic period charm, providing access to the two bedrooms and family bathroom.

Bedroom One - 3.58m x 4.27m (11'8" x 14'0")

The principal bedroom enjoys an open-pitched ceiling with exposed beams and a Velux window which floods the room with natural light and an abundance of character, furthered by the original stone fireplace with a cast-iron inset offering a striking focal point. There is loft access for practical storage, a double central heating radiator, double glazed window, and carpet flooring.

Bedroom Two - 4.14m x 2.18m (13'6" x 7'1")

The second bedroom features dual-aspect double glazed windows, a double central heating radiator, a wall recess providing space for fitted wardrobes, and carpet flooring.

Bathroom - 3.11m x 1.45m (10'2" x 4'9")

The bathroom suite features a panelled bathtub, separate shower cubicle, pedestal wash hand basin, and low level WC; with chrome heated towel rail, double glazed privacy window, and fully tiled walls.

External

At the front, Warren Cottage is approached via a raised patio with a paved walkway leading up to the front door. To the rear, a two-tiered enclosed patio garden provides a private

