



## Church View Rennington

- Detached property
- Four bedrooms – two ensembles
- Well-presented accommodation
- Open plan living space to rear
- Village location



**Offers in Excess of : £600,000**



# Burnside Cottage

2 Church View, Rennington, Alnwick

Northumberland NE66 3DG

Nestled in the charming Northumberland village of Rennington, this substantial detached residence offers a truly picturesque setting with enchanting views across its long front lawn over to All Saints Church. Occupying a generous size corner plot, the property also boasts a double garage and spacious double driveway. An impressive central hall opens up to a reception area with doors to the ground floor accommodation and features an open oak staircase. Having been extended at the rear, the original dining kitchen has been transformed into a remarkable open plan living space, where a modern kitchen seamlessly blends with a dining and lounge area featuring a cosy contemporary wood burning stove, and a separate utility off to the side. The property further presents a sizeable dual aspect lounge adorned with an inviting inglenook and log burner, as well as doors leading out to the rear garden patio. With the convenience of a home office and the added luxury of ensuite shower rooms to two out of the four bedrooms, this property is truly a haven of comfort and elegance with a high standard of presentation and quality fittings.

## HALL

Solid wood entrance door | Double glazed windows to sides | Engineered wood flooring | Radiator | Turned oak spindle staircase | Doors to lounge, study, W.C. and kitchen



## LOUNGE 21'1 x 12'7 (6.58m x 3.84m)

Double glazed window to front | Double glazed French doors and side windows to rear | Engineered wood flooring | Inglenook style fireplace with wood mantle and wood burning stove on granite hearth | Radiators | Wall lights | TV aerial point



## STUDY 11'11 x 6'9 (3.63m x 2.06m)

Double glazed windows to front | Engineered wood flooring | Radiator | TV aerial point

## W.C.

Wall mounted W.C. with concealed cistern | Wall mounted wash hand basin with tiled splashback | Radiator | Engineered wood flooring | Extractor fan

## OPEN PLAN LIVING SPACE 24'7 x 18'9 (7.49m x 5.72m)

### Seating area 17'10 x 8'10 (5.44m x 2.69m)

Double glazed windows and French doors to rear | External door to garden | Double glazed Velux windows | Engineered wood flooring | Contemporary log burner | Downlights | Radiator | TV aerial point | Open to kitchen/dining area

## KITCHEN/DINING AREA 18'9 x 14'3 (5.72m x 4.34m)

Double glazed window to side | Fitted units with Granite work surfaces | Undercounter 1½ bowl sink | Integrated Bosch dishwasher | Integrated fridge | Integrated freezer | Bosch electric hob | Bosch extractor hood | Bosch double electric oven | Range of pan drawers and cupboards | Island with power sockets and Bin storage | Downlights | Tiled floor | Underfloor heating | TV aerial point



## UTILITY 9'7 x 5'5 (2.92m x 1.65m)

External solid wood door to side | Fitted wall and base units | Stainless steel sink | Integrated washer/dryer | Space for under counter fridge | Part tiled walls | Extractor fan | Underfloor heating

**FIRST FLOOR LANDING**

Galleried landing | Double cupboard | Radiator | Loft access with pull down ladder

**BEDROOM ONE 15'2 (plus recess) x 12'8 (4.62m (plus recess) x 3.86m)**

Double glazed window to front | Fitted double wardrobe | Radiator | Door to ensuite | TV aerial point

**ENSUITE**

Double glazed window to rear | Corner shower cubicle with mains shower | Wall mounted wash hand basin with drawer unit | Close coupled W.C. | Chrome ladder heated towel rail | Downlights | Extractor fan | Tiled walls and floor | Underfloor heating

**BEDROOM TWO 13'7 x 9'11 (4.15m x 3.02m)**

Double glazed window to front | Radiator | Door to ensuite | TV aerial point

**ENSUITE**

Shower cubicle with mains shower | Wall mounted wash hand basin | Close coupled W.C. | Fully tiled walls and floor | Underfloor heating | Downlights | Extractor fan

**BEDROOM THREE 11'4 x 9'11 (3.45m x 3.02m)**

Double glazed window to rear | Airing cupboard | Radiator | TV aerial point

**BEDROOM FOUR 8'4 x 7'10 (2.54m x 2.39m)**

Double glazed window to rear | Radiator | TV aerial point

**BATHROOM**

Double glazed Velux window to front | Double ended bath with mains shower and glass screen | Close coupled W.C. | Wash hand basin | Shaver point | Electric chrome ladder heated towel rail | Underfloor heating | Downlights | Extractor fan

**GARAGE 20'4 x 17'4 (6.20m x 5.28m)**

Double garage within a block of four to the rear of the property | Two doors - one electric | Side door access | Power and lighting

**EXTERNALLY**

Enclosed paved front garden with gated access to an open lawn | Rear garden has a paved patio area | Lawned areas | Fence and hedge boundaries | Gate to rear lane and garage block with two parking spaces | Stone log and bin store | EV Charger | Underground LPG gas tank

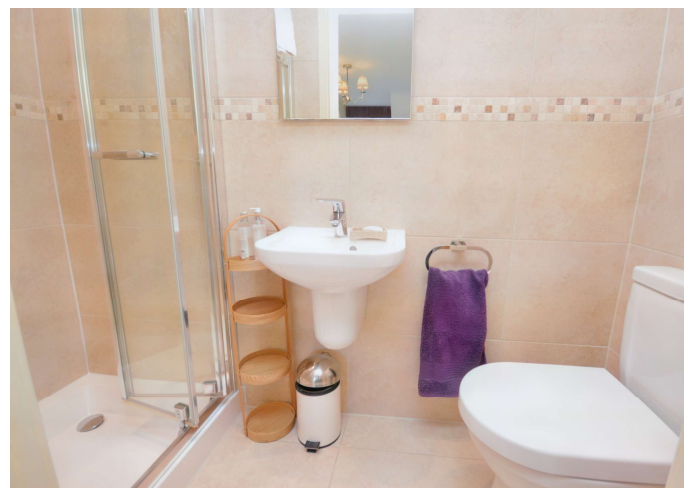
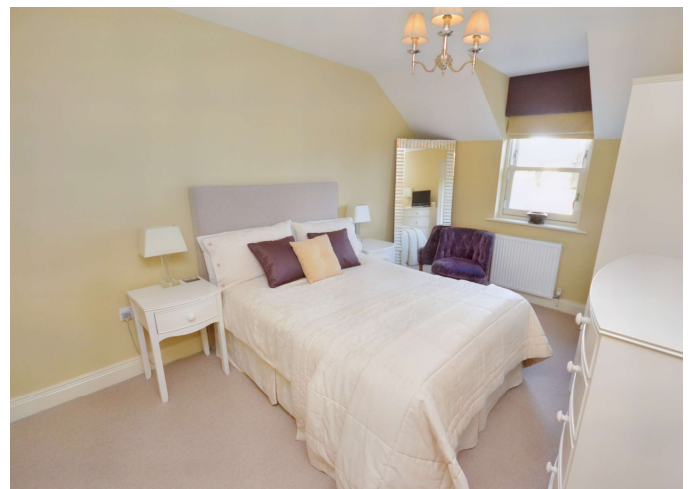
**SERVICES**

Mains electricity, LPG gas, water and drainage | Gas central heating

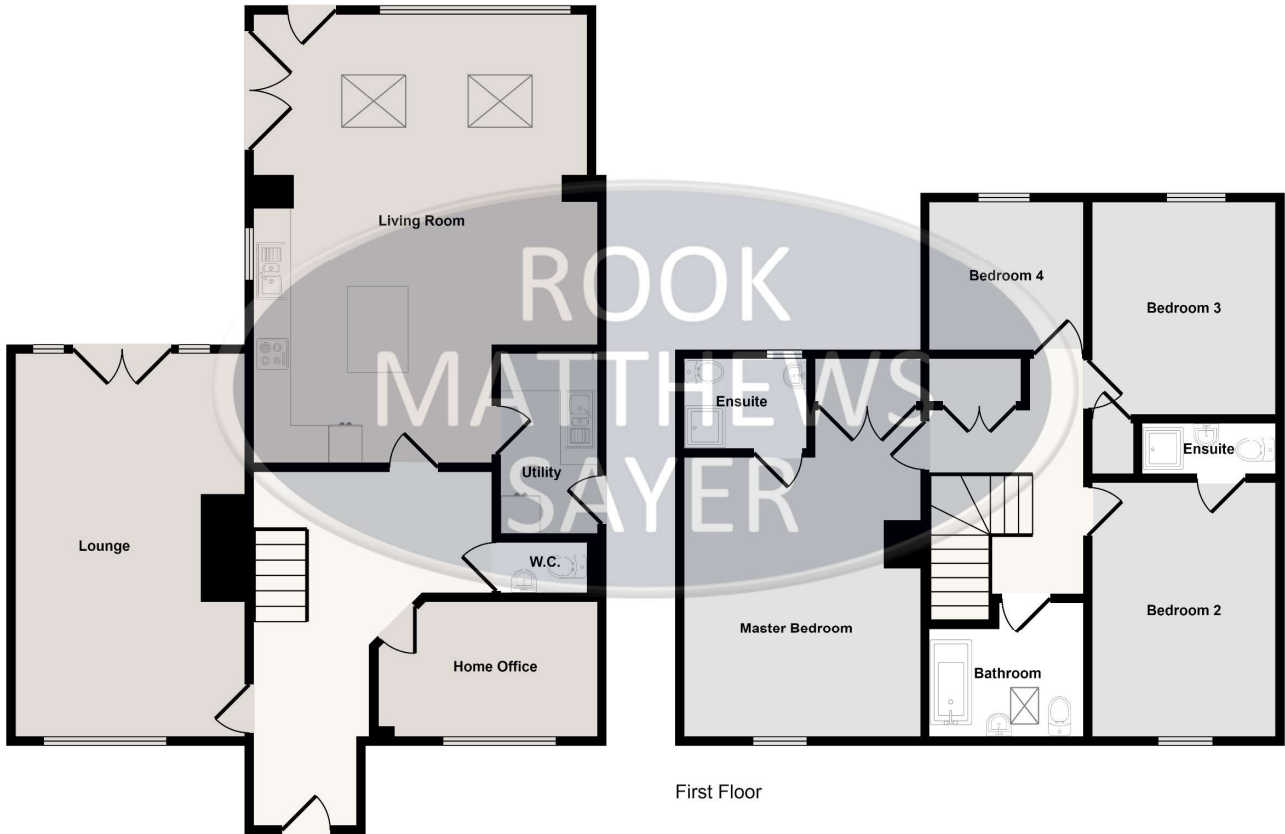
**TENURE - FREEHOLD** (Management Company in place for the four properties as they are accessed via a private driveway - £87 was payable for 2023/2024)

**EPC RATING D | COUNCIL TAX BAND E**

AL008615/DM/RJ/3.1.2024/V3



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor

First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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