



Thrunton Vale Cottages

Thrunton

- Two Semi-detached cottages
- No. 1 – Three bedrooms
- No. 2 – Two bedrooms
- Large plot with easy access for A697
- Holiday let/Second home or Main residence

Offers in Excess of: £400,000



1 & 2 Thrunton Vale Cottages Thrunton, Alnwick, Northumberland NE66 4SD

A rare opportunity to purchase two properties together that can be used as either; holiday let investments, second homes, or a main residence with an investment rental property. The location in the Thrunton area off the A697 makes the properties easily accessible and a central location for exploring Northumberland and routes to the borders and Newcastle. With an open aspect to the front and rear, it is an ideal setting for buyers looking for countryside living away from built up areas, whilst still being convenient for amenities in the local towns and villages of Alnwick, Rothbury, Morpeth, Powburn and Wooler.

The accommodation on offer consists of a three bedroom and two bedroom cottage with Far Infrared heating. Both have open plan living space with modern kitchen and bathroom fittings. Each cottage has its own garden areas and there is ample space for parking or potential to extend further (subject to planning). The horseshoe shaped drive allows for easy entrance and exit to the properties. This land and lawned area is all included within the plot.



1 THRUNTON VALE COTTAGES, THRUNTON HALL

Entrance door to hall | Solid oak flooring | Ceiling heating panel | Doors to bedrooms, bathroom and living space

BATHROOM

Double ended bath with mains shower and glass screen | Pedestal wash hand basin | Close coupled W.C. | Part tiled walls | Tiled floor



BEDROOM TWO 11'4 x 9'2 (3.45m x 2.79m)

Double glazed window to front | Solid oak flooring | Ceiling heating panel

BEDROOM ONE 11'4 x 10'2 (3.45m x 3.10m)

Double glazed French doors to rear | Solid oak flooring | Ceiling heating panel | Fuse box

BEDROOM THREE 9'2 x 6'1 (2.79m x 1.85m)

Double glazed window to rear | Solid oak flooring | Ceiling heating panel | Loft access hatch

OPEN PLAN LOUNGE/DINING/KITCHEN 20'7 x 11'8 (6.27m x 3.56m)

Kitchen area

Double glazed window to front | Wall and base units | 1½ stainless steel sink | Electric hob | Extractor hood | Electric oven | Integrated dishwasher | Integrated washer/dryer | Space for fridge/freezer | Loft access hatch

Lounge/Dining area

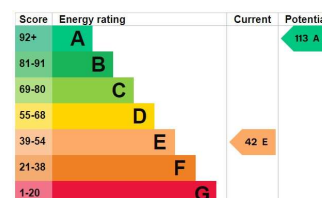
Double glazed French doors to rear | Ceiling heating panels



EXTERNALLY

Fenced garden to front | Parking | Small seating area to rear

EPC RATING E | COUNCIL TAX BAND B



2 THRUNTON VALE COTTAGES, THRUNTON

HALL

Entrance door to hall | Solid oak flooring | Ceiling heating panel | Doors to kitchen, bedrooms and bathroom

KITCHEN 10'1 x 7'1 (3.07m x 2.16m)

Wall and base units | 1½ bowl stainless steel sink | Electric hob | Extractor hood | Electric oven | Integrated washer/dryer | Integrated dishwasher | Space for fridge/freezer | Tiled floor | Part tiled walls | Loft access hatch | Ceiling heating panel

LOUNGE/DINER 17'8 x 9'8 (5.38m x 2.95m)

Double glazed window and French doors to rear | Solid oak flooring | Ceiling heating panel | Cupboard housing fuse box

BEDROOM ONE 13'9 x 11'4 (4.19m x 3.45m)

Double glazed window to front | Solid oak flooring | Ceiling heating panel

BEDROOM TWO 10'5 x 10'1 (3.18m x 3.07m)

Double glazed window to side | Solid oak flooring | Ceiling heating panel | Loft access hatch

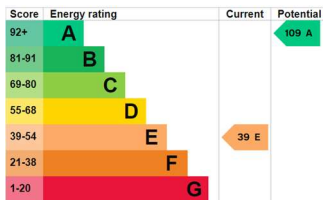
BATHROOM

Feature circular window | Corner shower cubicle with mains shower | Double ended bath | Pedestal wash hand basin | Close coupled W.C. | Part tiled walls | Tiled floor | Extractor fan | Vanity light/shaver point | Ceiling heating panel

EXTERNALLY

Fenced garden to the front and parking.

EPC RATING E | COUNCIL TAX BAND B



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Supplied from Swarland Brickworks

Sewerage: Septic Tank

Heating: Far Infrared electric ceiling panels

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Gravelled driveway

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

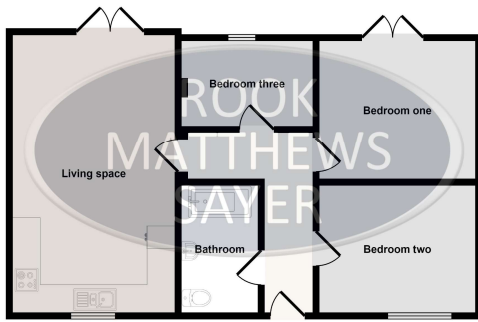
RESTRICTIONS AND RIGHTS

Wayside Stable Cottage has a vehicular and pedestrian right to use the driveway and are responsible for half the upkeep

TENURE

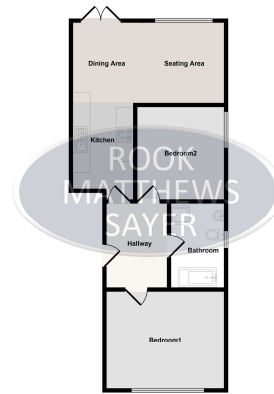
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser





Floorplan

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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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

