



Beech Cottage

Eshott

- Stunning Detached Home
- No Onward Chain
- Three Bedrooms
- Fully Enclosed Rear Garden
- Quaint Village Location
- Private Driveway plus Garage

Asking Price £490,000

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Beech Cottage Eshott

Very rarely found on the market, sits this spectacular three bedroomed detached property, located in the sought after hamlet of Eshott. Internally the property offers a vast amount of space with scope to put your own stamp on your new forever home! Eshott is a quaint village with a few local amenities to hand, whilst Morpeth town Centre is only a 15-minute drive away, where you will find an array of local bars, restaurants and shopping delights. The property is extremely convenient for those who need to commute, providing easy access to Morpeth, Wooler, Coldstream, and Alnwick. As well as linking to the A1, Newcastle and surrounding areas.

The property briefly comprises:- Large entrance hallway, downstairs W.C. and rear kitchen. The kitchen/diner is a great space and has been fitted with a range of wooden wall and base units, offering an abundance of storage and views over the rear garden, which can be accessed via the double patio doors. Integrated appliances include an oven, extractor fan and gas hob. You further benefit from a separate utility room. The generous sized lounge has been finished with light beige and is extremely light due to the picture-perfect window. The lounge also benefits from patio doors which offer access to the fantastic rear garden. There is separate dining room which could also be used a home office to suit your needs.

To the upper floor of the accommodation, you have three good sized bedrooms, two doubles and one single. All rooms have been carpeted throughout and offer excellent space. The master bedroom further benefits from its own spectacular en-suite bathroom. The family bathroom has been fitted with W.C, hand basin, bath and shower over bath.

Externally, to the front of the property there is a garage and private driveway which can accommodate at least two cars, along with a small grassed area. Whilst to the rear, you have a wonderfully fully enclosed spacious garden, which pops colour and vibrancy. The garden has been laid to lawn with patio area making it ideal for those who enjoy outdoor entertaining.

With no onward chain, this is a must view to appreciate the space on offer.

Lounge: 15'57 x 15'87 Max Points	(4.74m x 4.83m Max Points)
Kitchen: 9'55 x 20'51 Max Points	(2.91m x 6.25m Max Points)
Dining Room: 11'65 x 9'71	(3.55m x 2.95m)
Utility Room: 7'71 x 6'61	(2.35m x 2.01m)
W.C: 6'61 x 4'13	(2.01m x 1.25m)
Bedroom One: 15'51 x 11'67	(4.72m x 3.55m)
Ensuite: 6'90 x 5'94	(2.10m x 1.81m)
Bedroom Two: 10'95 x 9'83 Max Points	(3.33m x 2.99m Max Points)
Bedroom Three: 7'99 x 11'65	(2.43m x 3.55m)
Bathroom: 8'68 x 6'83	(2.64m x 2.08m)

PRIMARY SERVICES SUPPLY

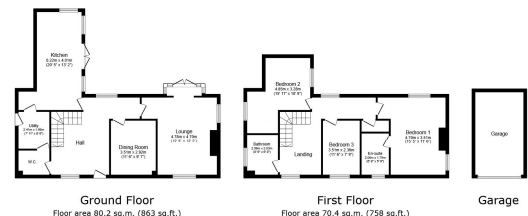
Electricity: Mains
Water: Private - Borehole
Sewerage: Septic Tank
Heating: LPG
Broadband: TBC
Mobile Signal / Coverage Blackspot: No
Parking: Garage and Large Driveway

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.

EPC Rating: E
Council Tax Band: G

M00007586.LB.JD.01/05/2025.V.2



Total floor area: 167.0 sq.m. (1,797 sq.ft.)

The floor plan is for illustrative purposes only. It is not drawn to scale. All measurements, floor areas (including any total floor area), openings and dimensions are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any errors, omissions or misstatements. A party must only rely on its own inspection. Powered by www.propertybox.ai

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		58 D
39-54	E	46 E	
21-38	F		
1-20	G		

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