

Pity Me Cottage

NORTH SIDE | MORPETH | NORTHUMBERLAND



FINEST
PROPERTIES



A substantial detached property set in glorious
Northumbrian countryside offering land and
equestrian opportunities

Morpeth 6.3 miles | Ponteland 11.9 miles | Newcastle International Airport 13.7 miles
Alnwick 21.6 miles | Newcastle City Centre 23.1 miles





Accommodation in Brief

Ground Floor

Porch | Entrance Hall | Kitchen/Dining Room | Utility Room | Dining Room | Sitting Room
Principal Bedroom with En-suite Shower Room & Dressing Room
Two Further Bedrooms with Jack & Jill Bathroom | Family Bathroom | Fourth Bedroom

First Floor

Landing | Bedroom | Bathroom | Office | Games Room

Externally

Gated Driveway & Parking | Integral Double Garage | Summerhouse/Bar | Workshop
Shed | Gardens | Patios | Gazebo | Paddocks











The Property

Designed and built by the current owners in 2003, Pity Me Cottage is an impressive detached property with spacious and flexible accommodation across two floors, allowing various configurations of living and sleeping arrangements. The outside space includes several outbuildings including a fantastic summerhouse with bar. There are generous garden and paddocks with the property extending in all to around 4 acres, ideal for anyone looking for an equestrian opportunity.

The porch leads into a spacious tiled hallway where wooden doors, some with beautiful stained glass windows lead off into the rooms. The light, bright kitchen/dining room is the heart of the home with ample space for a dining table and a family/snug seating area as well as a large island with breakfast bar. Shaker style units, oak work tops and a range cooker create a lovely homely, country kitchen feel, with modern integrated appliances including microwave and dishwasher. A useful utility room off the kitchen provides further storage and preparation space plus another sink and plumbing for a washing machine and tumble dryer. A more formal dining room and the sitting room complete the living space on the ground floor. The dining room has glazed double doors into the sitting room, which can be left open for a more open-plan living space, ideal for family life and entertaining. The sitting room has windows on two sides, allowing light to flood in and bringing the wonderful views of the fields beyond into the house, and a door provides access straight into the garden. A wood burning stove sits in an elegant fireplace.

At the opposite end of the house is the principal bedroom; a generous L-shaped room with sophisticated décor, en-suite shower room and separate dressing room. Two further similarly well-presented bedrooms share a Jack and Jill bathroom with a shower above the bath and the final bedroom on the ground floor is served by a stunning bathroom with amazing multi jet corner shower, spa bath and double wash hand basins plus gorgeous detailed mosaic tiling on the floor.

A fantastic wrought iron spiral staircase leads up to the first floor where a large landing leads off to a bedroom and bathroom on one side and a room currently set up as an office to the other side. Another door off the office opens into a room above the garage, set up as a games room and home gym, with stairs down to the garage.



Externally

A gated gravel drive with turning circle leads to a paved parking area in front of the integral double garage with electric door and beside the front door is a patio area. Lush lawn wraps around the side and rear of the house and a gate beside the garage provides access to a large patio with a perfect seating area beneath a wooden gazebo and connected to the summerhouse with fantastic bar inside.

A graveled hard standing area includes a shed and a double glazed and insulated workshop/storage barn, and this would be an excellent place to build stables. Planning permission has been granted for a 12 x 18m² agricultural building (Northumberland County Council planning ref: 19/00386/FUL).

Paddocks extend beyond this and Pity Me Cottage covers around 4 acres in total.





Local Information

North Side is a small hamlet comprising a collection of cottages and a pub, nestled within the heart of the Northumberland countryside. The nearby market town of Morpeth offers shopping facilities including supermarkets, a range of restaurants and bars, together with professional, health and leisure facilities. Newcastle, which is also very accessible, provides a comprehensive range of professional services and hospitals as well as cultural, recreational and shopping facilities.

The surrounding area has a wealth of opportunities for the recreational enthusiast, with excellent golf courses and horse-riding facilities to be found locally. Easy access is available to the spectacular Northumberland Coast with its sandy beaches, secluded coves and dramatic castles. Wildlife abounds and there are well-marked coastal and country paths for the walking enthusiast and a wealth of little teashops providing good home baking when the walking is finished.

There is a choice of senior schooling available in Morpeth, Ponteland and Rothbury. In addition Mowden Hall Preparatory School near Corbridge provides private education from nursery up to 13 years and there are private day schools in Newcastle and Morpeth.

For the commuter, the A1 provides excellent access to Newcastle in the south and north to Scotland. The rail station at Morpeth provides regular main line east coast services. Newcastle International Airport is also within easy reach.

Floor Plans

Total area: approx. 438.4 sq. metres (4719.1 sq. feet)



Directions

From Newcastle travelling north on the A1, take the exit signposted A197 (A1992). At the roundabout take the first exit then at the junction turn left onto St Leonard's Lane. Continue on this road for 0.7 miles and at the bottom of the hill, turn right onto the B6343, towards Mitford. Follow the road through the village and up the hill, continuing for approximately 3.4 miles until you reach the Dyke Neuk Inn. Bear right, signposted for Longwitton and Netherwitton. Head along this road for 0.6 miles and the entrance to Pity Me Cottage is on the right-hand side.

Google Maps



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Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Services

Mains electricity and water. Drainage to septic tank. Oil fired central heating.

Postcode

NE61 3SJ

Council Tax

Band G

EPC

Rating D

Tenure

Freehold

Viewings Strictly by Appointment

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