



Koru, The Granary

Bamburgh



SANDERSON
YOUNG



Koru, The Granary Bamburgh, Northumberland, NE69 7AW

Koru Cottage Nestled in the heart of the quiet hamlet of Glorum and just minutes from the highly sought-after picture-book village of Bamburgh, is this stunning stone cottage. Set within a truly magical location in an Area of Outstanding Natural Beauty, beautiful Northumberland beaches are nearby while the village itself offers plenty in the way of engaging local pubs, fine dining restaurants, a popular golf course and local stores.

Stone built to blend in with the endless fields and farmland that bound the property, the layout has been thoughtfully designed, with the living area on the first floor and bedrooms on the ground floor, to make the most of the far-reaching views. With a warm and inviting interior featuring the living accommodation upstairs, Koru Cottage certainly makes the most of all the local area has to offer residents.

A particular pleasure is gazing out over miles of green fields, enjoying the spectacular views of historic Bamburgh Castle in the distance and dining with a backdrop of the rolling Cheviot Hills from the upstairs balcony.

Price Guide:

Guide Price £425,000





Over the last 10 years, Koru Cottage has been a successful holiday let property, generating an income of around £30,000 and occupied for approximately 27-30 weeks a year. With its own holiday let website, which is included in the sale of the property, there is lots of potential for the cottage to achieve a greater income.

Ground Floor - On the ground floor is an L-shaped hallway into Koru Cottage with access out onto the well-proportioned paved patio. Two double bedrooms have ample wardrobe space with a fully tiled bathroom opposite featuring a bath with shower, heated towel rail and underfloor heating. The utility/washing room is adjacent and is equipped with plumbing and connections for a washing machine and dryer, together with hand washing facilities. Koru also benefits from a solar hot water system which reduces bills and is environmentally friendly.

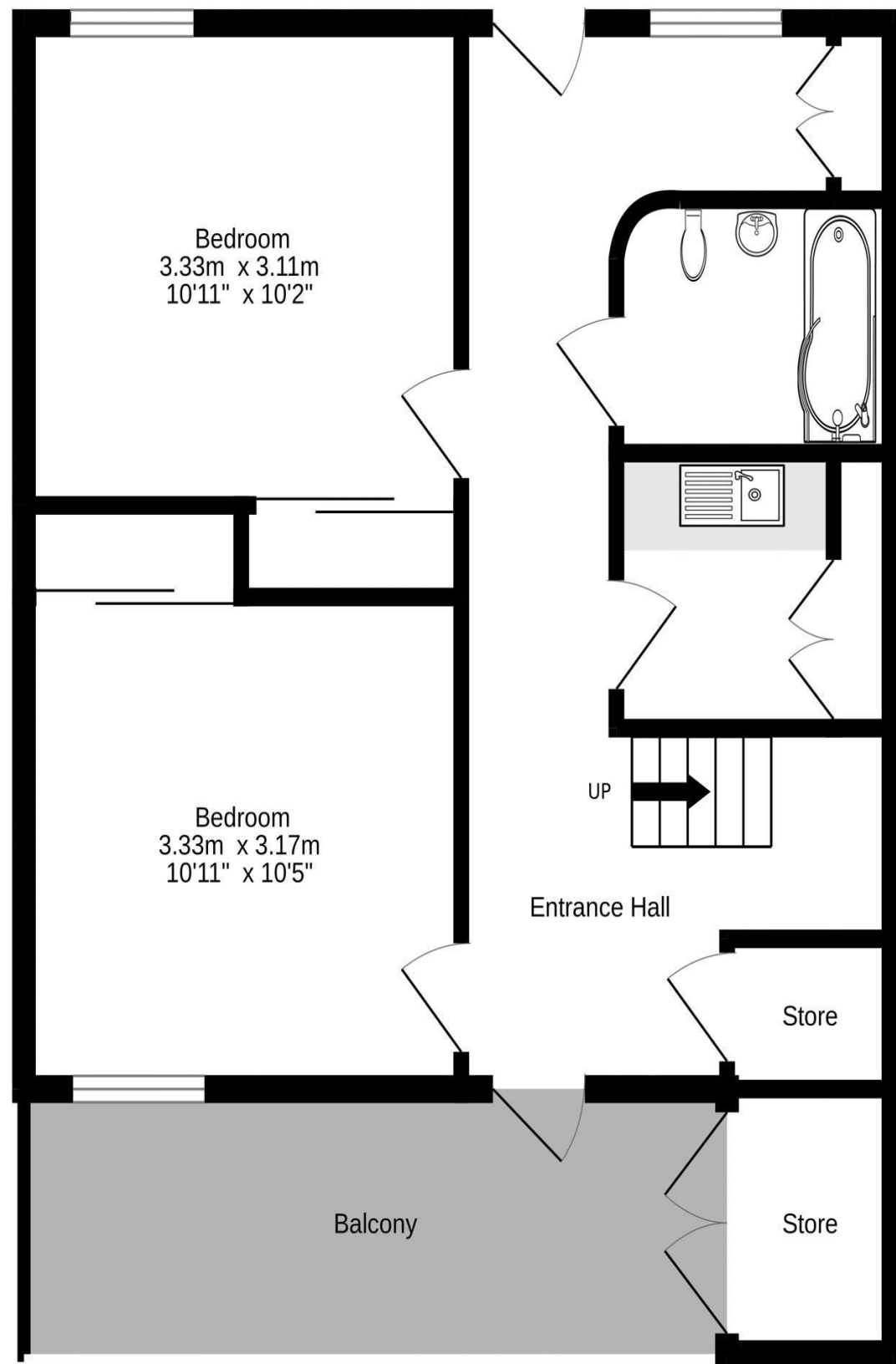
First Floor - The first floor is accessed via a turned staircase that takes you up to the wonderfully bright and open living area. The fully fitted kitchen benefits from a less formal breakfast bar and a range of integrated appliances, which faces the more formal dining space, which can seat up to 10 people and looks out over fields, Bamburgh Castle and the Farne Islands at the front of the property. The spacious double aspect living space, designed to maximise the feeling of being at one with the surrounding nature, is ideal for relaxing and enjoying the views front and back. A gorgeous log-effect gas fire makes winter days super-warm and cosy. A glazed door gives access to the superb west-facing balcony which has plenty of space for table and chairs; the perfectly idyllic place for coffee and croissants, relaxing in the evening with a glass of bubbly and watching the plethora of migrating birds, amazing sunsets and clear, starry night skies.



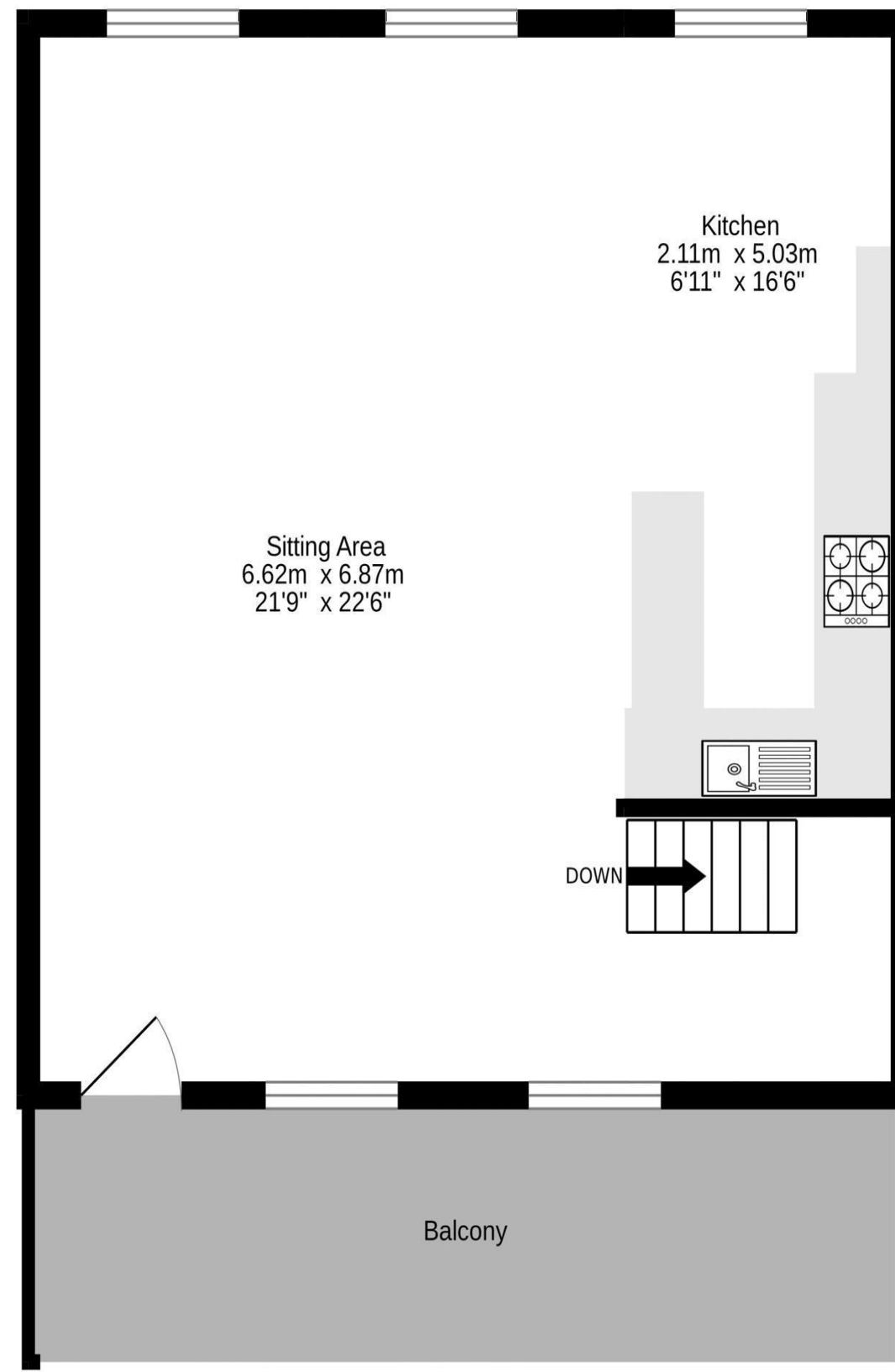
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Ground Floor
47.7 sq.m. (513 sq.ft.) approx.



1st Floor
45.5 sq.m. (490 sq.ft.) approx.



TOTAL FLOOR AREA : 93.2 sq.m. (1003 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Externally - Outside, the cottage's delightful, peacefully sunny garden at the rear is fully enclosed with a brick paved patio, ideal for relaxing on a warm summer's evening and watching the plentiful wildlife. There is also plenty of outdoor storage space, ideal for putting away bicycles, barbeques, garden furniture and umbrellas during the winter months. At the front of Koru Cottage is private parking on a gravel driveway, as well as space to sit and watch the morning sunrise and over nearby Bamburgh Castle.

Koru Cottage sits within a few minutes of the beautiful coastal village of Bamburgh with its stunning beaches and undulating sand dunes, the magnificent Bamburgh Castle, fine dining restaurants mingled with delightful cafés nestled in picturesque corners and the most fabulous views. The local Bamburgh Castle Golf Club is famed as one of the most scenic in Britain; just marvel at the views of Lindisfarne, the Cheviot Hills and Farne Islands as you enjoy a relaxing round of golf. There are miles of lovely walks and trails along the coastline and across the hills. Local shops stock a range of produce from the area while the towns of Alnwick, Berwick and St Abbs are easily reachable.

Services: Mains Electric & Water | Flo Gas Tank for oven | Electric Heaters | Septic Tank | Tenure: Freehold | Council Tax: Business Rates | EPC: D

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