



# The Little House

Whittingham



SANDERSON  
YOUNG





**The Little House**  
Whittingham, Alnwick,  
Northumberland NE66 4UW

**A lovely traditional, stone built cottage, located in the centre of Whittingham village, with an attractive cottage garden to the front, raised paved courtyard garden to the rear, Large Summerhouse/workshop and private parking area to the front - ideal location for easy access to Alnwick, Morpeth and Newcastle upon Tyne. NO UPWARD CHAIN.**

A well presented, two bedroom stone terraced cottage, with accommodation set over two floors and many traditional features retained including; stone inglenook fireplace with multi fuel stove, wood panelled walls, and feature beamed ceilings. Whittingham village is ideally located for easy access to the A697 for commuting south to Morpeth and Newcastle, with good road links to the A1 for the remainder of the region - the beautiful rural village is located approx. 8.5 miles west of Alnwick.

**Price Guide:**

Guide Price £295,000





Ground floor - Excellent versatile dining hallway with an open tread staircase to the first floor attic room, wood panelled walls and a tiled floor with underfloor heating | Fabulous sitting room with a stone inglenook fireplace and cast iron multi fuel stove, built in storage and traditional wood panelled walls | Well appointed kitchen fitted with a range of cream Shaker cabinets with wood worktops, a Belfast style sink, Range style cooker, integrated fridge and microwave - a barn style door opens to the rear garden | Ground floor double bedroom one, with wood panel walls | Ensuite shower room/wc | Double bedroom two | Ground floor shower room, with a double length shower, basin and WC - there is plumbing for a washing machine.

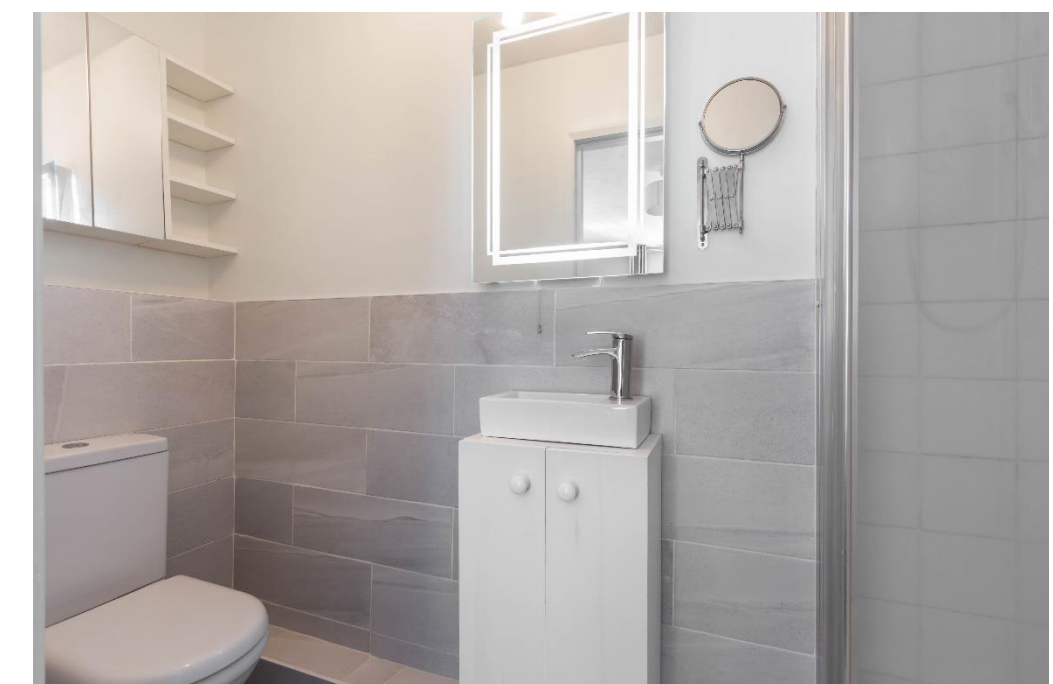
First floor - Versatile and spacious attic room with a Velux window to the roof, eaves storage - ideal as a home office, studio or snug/second living space.

Workshop/Office - Workshop located within the rear garden, an ideal office or a workshop/studio. There is an adjoining greenhouse and access to the rear lane.

Externally - Superb Studio/workshop in the rear garden, an ideal space for a variety of hobbies and crafts | Greenhouse | Paved rear courtyard garden | Well stocked cottage garden with lovely terrace seating area | Private parking area to the front.



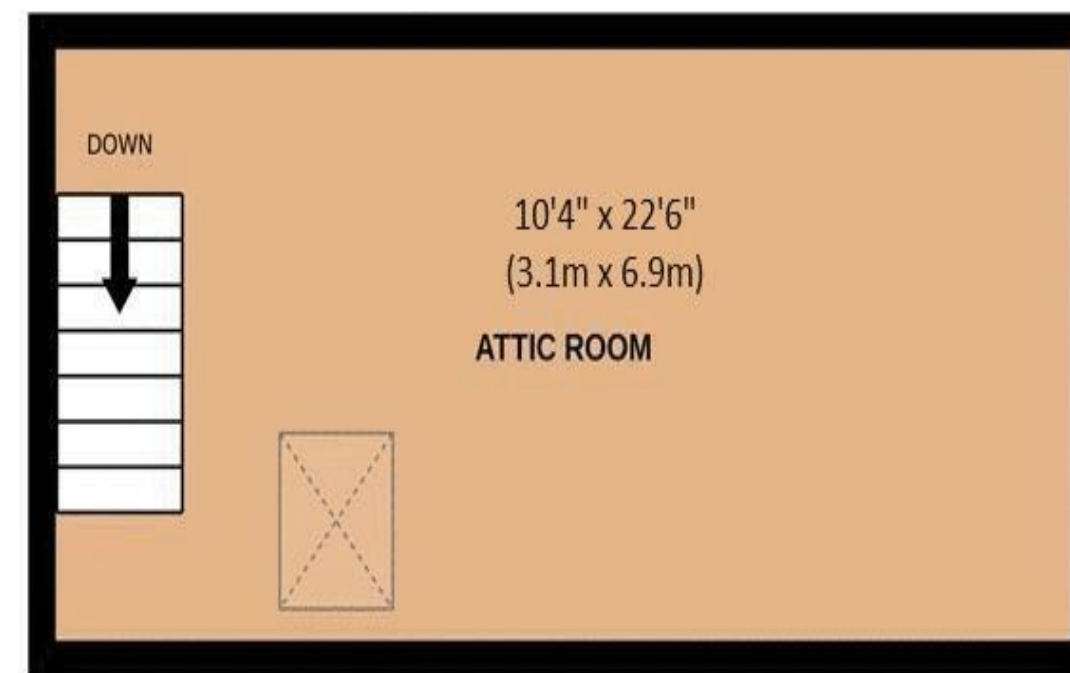
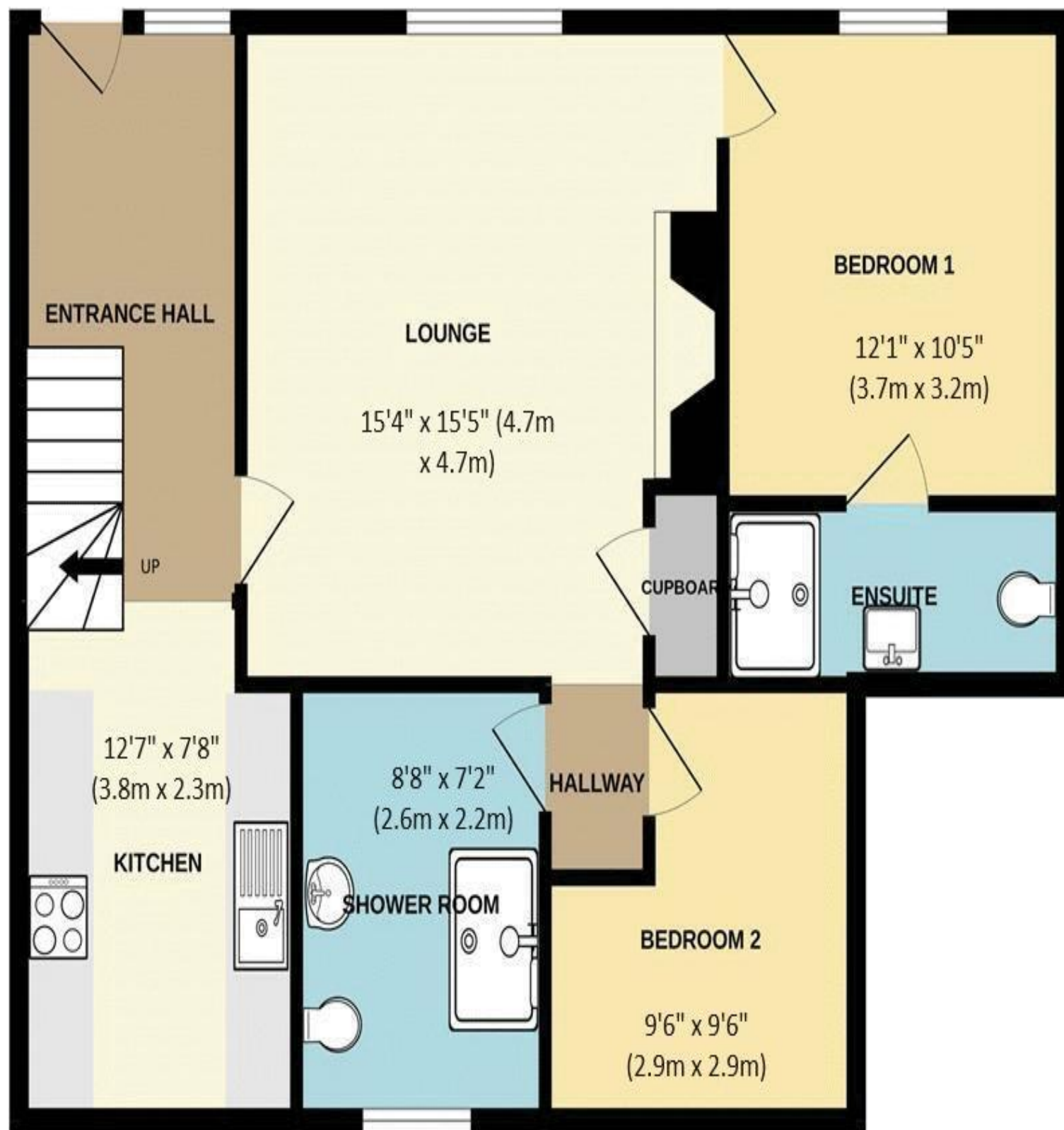
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GROUND FLOOR  
737 sq.ft. (68.5 sq.m.) approx.

1ST FLOOR  
232 sq.ft. (21.5 sq.m.) approx.



TOTAL FLOOR AREA : 969 sq.ft. (90.0 sq.m.) 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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Whittingham village lies on the edge of the Northumberland National Park and Cheviot Hills, approx. 8 miles west of the market town of Alnwick, where there are a wide variety of shops, cafes/restaurants, The Playhouse Theatre/cinema, leisure facilities and excellent schooling for all ages. Alnwick is also home to magnificent heritage features and attractions, not least Alnwick Castle, Gardens and Lilidorei, while a short drive further is the Northumberland Coast and Castles area of Outstanding Natural Beauty.

There are more local amenities in Powburn (approx. 2 miles north ) where there is a petrol station/garage and shop - with excellent road links access via the A697 north to Wooler and the Borders and south, to Longframlington and Morpeth an in turn to the A1 for Newcastle. The attractive rural village has a traditional village green, historic Church, Whittingham Church of England Primary School and village hall, with stunning country walks surrounding the village.

Approx distances - Alnwick 8.5 miles - Wooler 12 miles - Morpeth 20 miles - Newcastle upon Tyne 35 miles

Services: Mains Electric, Water & Drainage | Electric Heater & Electric Hot Water System | Tenure: Freehold | Council Tax: Band C | EPC: F

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