



# Woodbine Cottage, 5 Guyzance Village

Guyzance



SANDERSON  
YOUNG









Woodbine Cottage, 5 Guyzance Village  
Guyzance, Morpeth, Northumberland,  
NE65 9AQ

Tucked away in the picturesque village of Guyzance, Woodbine Cottage is a beautifully presented stone-built home brimming with history, character, and modern comfort. Once home to the village school and school masters house this unique property has been lovingly maintained by its current owners for nearly two decades, blending period charm with thoughtful updates. Woodbine Cottage is situated in the beautiful Northumbrian countryside and ideally placed for easy access to the stunning Northumberland coast and A1 for Alnwick, Morpeth & Newcastle.

Surrounded on three sides by enchanting landscaped gardens, Woodbine Cottage offers a peaceful countryside retreat with a strong sense of community. Enjoy flower borders, productive vegetable and fruit gardens with raised beds, a sun patio shaded by bay trees, and a delightful outdoor dining area. A charming summerhouse (currently a home gym) and ample parking for 3-4 vehicles make this home as practical as it is beautiful.

Price Guide:  
Offers Over £495,000

3 2 2 E







The three/four bedroom stone built cottage reveals far more space than first meets the eye. The former school and cottage have been joined, creating a flexible layout over two floors with the school room incorporated into the main cottage around 10 years ago. Works and additions include; an air source heat pump heating system installed around 4 years ago, former garage converted into a lovely Summerhouse with useful wood & garden store, secondary glazing added to the sash windows.

The 'Reading Room' is now a versatile reception room or annexe studio with mezzanine created to the first floor – it offers further development potential to create a second floor area and ground floor ensuite within the adjoining outhouse (subject to normal Planning and Conservation consents).

**Ground floor** – Entrance vestibule | Impressive open plan kitchen/dining room, running from the front to the rear of the cottage, with French doors opening to the garden, exposed beams to the ceiling, and a wood burning stove | The kitchen has a range of cabinets and a full size dresser with wood worktops, space for a Range style cooker and American style Fridge/freezer and plumbing for a washing machine | An inner hallway gives access to the staircase to the first floor | The sitting room, positioned to the front of the house, has exposed beams and a sash window | A front lobby area connects through to the 'Reading Room', a versatile living space or ground floor guest bedroom – with a full height vaulted ceiling, with versatile mezzanine craft/study area, cast iron wood burning stove, original wood panelling to the walls and windows to three elevations | Ground floor double bedroom, currently used as a study, overlooking the rear garden | Ground floor family bathroom with bath with shower over, wash hand basin and WC.



Alison Oxley  
01665 600 170  
alison.oxley@sandersonyoung.co.uk

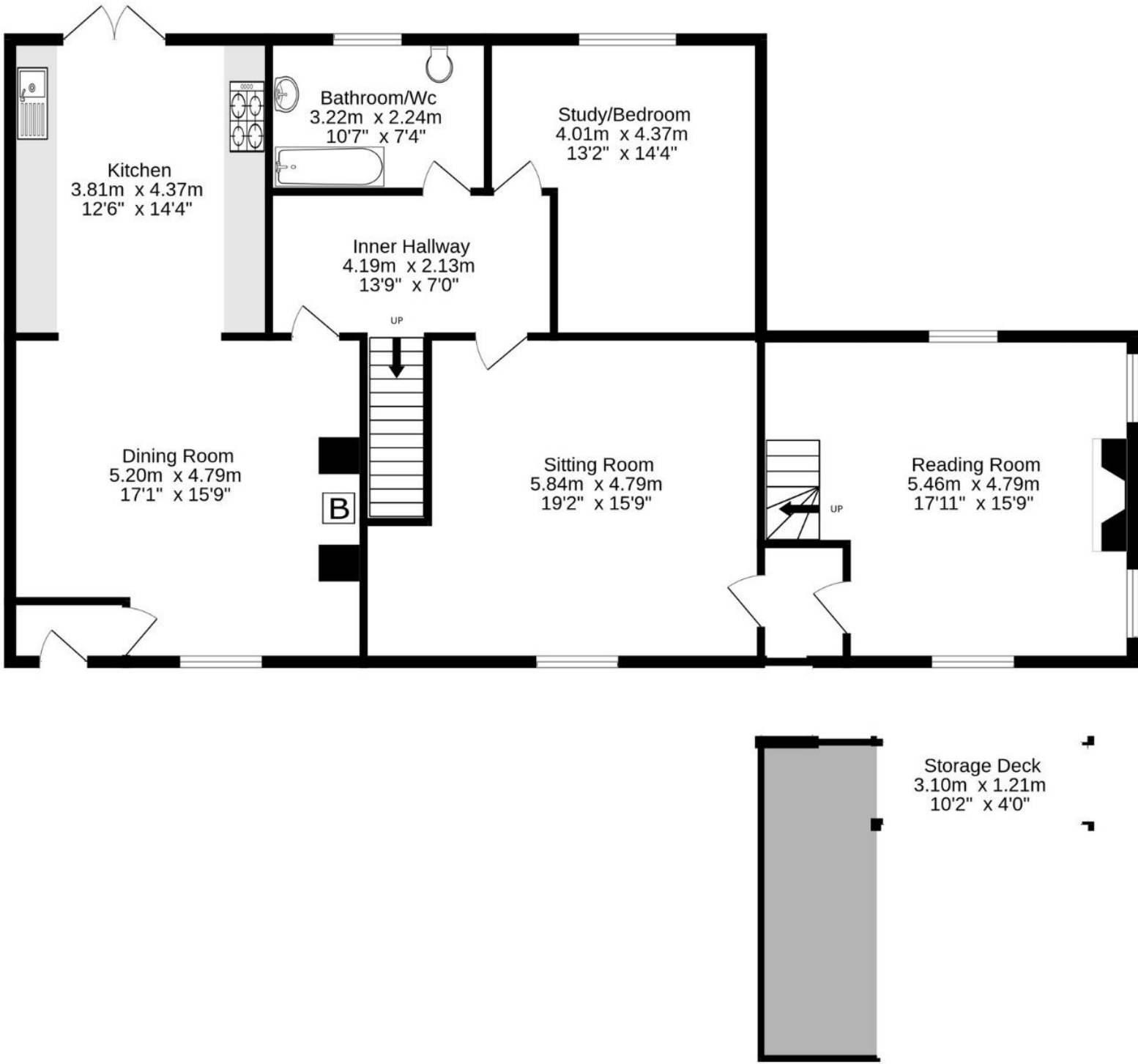




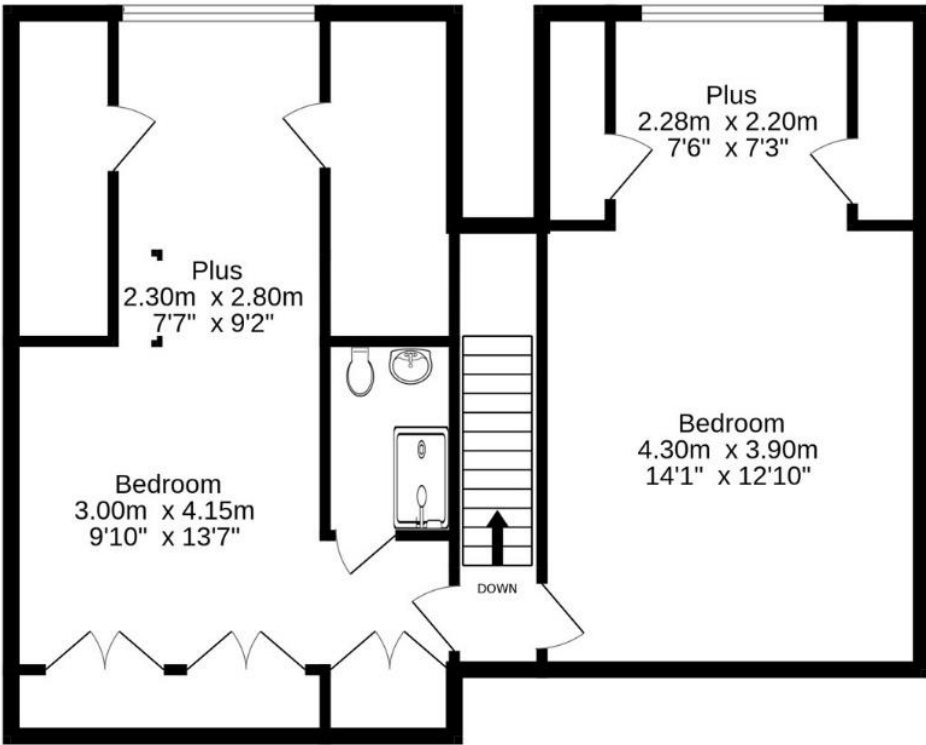




Ground Floor  
130.4 sq.m. (1403 sq.ft.) approx.



1st Floor  
70.6 sq.m. (760 sq.ft.) approx.



**First floor** – First floor landing with built in storage | Generous master bedroom fitted with a range of built in wardrobes & storage, with a dormer window overlooking the rear garden | Internal ensuite with corner shower, wash hand basin and WC | Double bedroom two, with a dormer window overlooking the rear garden.

**Externally** – Excellent landscaped garden, with a number of ‘garden rooms’ – a formal planted garden with a stone wall to the boundary, attractive stone pathways and well stocked planted beds – outside dining and kitchen area – vegetable garden with raised beds, Greenhouse and planted borders | Large timber Summerhouse/home office, formerly the garage, now is a versatile outside space with electric heating, lighting and power | To the rear of the Summerhouse is a useful log store and additional storage area, and a garden store to the front | Gravel driveway with parking for 3-4 cars and parking for caravan/motorhome, accessed over the lane to the rear of next door cottage ‘The Joiners Shop’.

Services: Mains Electric & Water | Air Source Heat Pump | Private Septic Tank | Tenure: Freehold | Council Tax: Band D | EPC: E | Grade II Listed

TOTAL FLOOR AREA : 201.0 sq.m. (2163 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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