



The Little House

Whittingham, Alnwick, NE66 4UW

Offers In The Region Of £325,000

Welcome to this charming stone built cottage located in the heart of the picturesque village of Whittingham, some nine miles from Alnwick and thirty five miles from Newcastle-upon-Tyne. This delightful property boasts character and charm with many of the original features being retained, with a twist of modern living.

The beautifully presented living accommodation is entered into a dining hall with wooden panelled walls and underfloor heating that leads to a quality cream shaker kitchen with appliances. A spacious lounge with a large inglenook fireplace with a multifuel stove and wooden panelled walls and two generous double bedrooms, the main bedroom has an en-suite shower room. There is a further shower room with a quality modern suite and attractive tiled walls. The Little House has had an attic conversion, which offers potential to use it as an office or for excellent storage.

One of the standout features of this property is the studio workshop in the rear garden, providing the perfect space for creative pursuits or hobbies. Imagine spending your days in this tranquil setting, surrounded by the beauty of the village and the inspiration of your own workshop/studio.

Garden at the front which has well stocked flowerbeds and a sitting area and a paved garden at the rear which is a real suntrap. Whether you are looking for a permanent residence or a holiday home, this cottage offers a unique opportunity to immerse yourself in the idyllic surroundings of Whittingham. Don't miss out on the chance to own a piece of this enchanting village. Book a viewing today and experience the magic of this charming cottage for yourself.



Dining Hall

13'5 x 7'4 (4.09m x 2.24m)

Partially glazed entrance door giving access to the hall which has a window to the front and attractive panelled walls. Tiled flooring with underfloor heating, a beam ceiling and a cupboard housing the electric meters. Five power points and a doorway to the kitchen.

Kitchen

12'7 x 7'8 (3.84m x 2.34m)

Fitted with an excellent range of cream shaker wall and floor units with wooden worktop surfaces with a tiled splash back. The kitchen has under unit lighting, an integrated fridge and a microwave oven. Belfast sink with a mixer tap and a Belling gas range cooker with a cooker hood above. Window to the rear and a partially glazed stable door to the garden. Stairs to the first floor level and seven power points.

Lounge

15'4 x 15'5 (4.67m x 4.70m)

A spacious reception room with an attractive ceramic tiled floor and wooden panelled walls, the lounge has an inglenook fireplace with a multi-fuel stove sitting on a quarry tiled hearth. Built-in cupboard to the side of the fireplace, a double window to the front with an electric heater below. Seven power points and a television point.

Bedroom 1

12'1 x 10'5 (3.68m x 3.18m)

A generous double bedroom with a window to the front and half wooden panelled walls. Ceramic tiled flooring and six power points.

En-suite Shower Room

Fitted with a quality white three piece suite which includes a toilet, a wash hand basin with a vanity unit below and a mirror with a light above and a shower cubicle with an electric shower.

Hallway

4'6 x 2'9 (1.37m x 0.84m)

Giving access to bedroom two and the shower room.

Bedroom 2

9'6 x 9'6 (2.90m x 2.90m)

Another double bedroom with a double window to the rear with an electric heater below. Ceramic tiled floor and six power points.

Shower Room

8'8 x 7'2 (2.64m x 2.18m)

Fully tiled bathroom with a quality white three piece suite which includes a double shower cubicle with an electric shower, a low level toilet and a wash hand basin with a vanity unit below and a large mirror with a light above. Plumbing for an automatic washing machine, a bathroom cabinet and an electric heater. Frosted window to the rear.

Attic Room

10'4 x 22'6 (3.15m x 6.86m)

A superb area which could be used as an office or extra living space, the attic room has access to eaves storage, recessed ceiling spotlights and a velux window to the rear. Twelve power points.

Garden

Attractive cottage garden at the front of the property with mature flowerbeds and shrubberies and a paved sitting area. Good sized enclosed rear garden which has been paved for ease of maintenance.

Workshop/Office

8'3 x 22'9 (2.51m x 6.93m)

Located at the bottom of the rear garden, this outbuilding would make an ideal office or a workshop/studio. There is an adjoining greenhouse.

General Information

Full double glazing.

Full electric heating.



Tenure - Freehold.

All fitted floor coverings are included in the sale.

All mains services are connected except for gas.

Council tax band C.

Energy Rating TBC.

Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

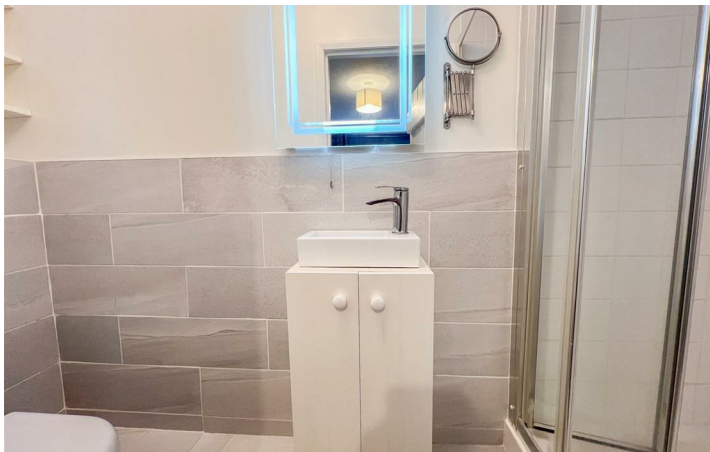
Saturday 9.00 - 12.00

FIXTURES & FITTINGS

Items described in these particulars are included in sale, all other items are specifically excluded. All heating systems and their appliances are untested.

VIEWING

Strictly by appointment with the selling agent and viewing guidelines due to Coronavirus (Covid-19) to be adhered to.

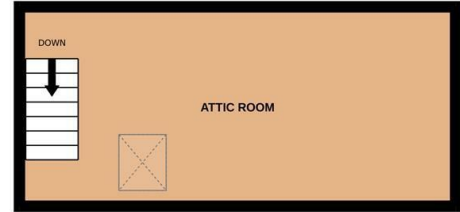




GROUND FLOOR
737 sq.ft. (68.5 sq.m.) approx.



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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