



10 New Road

Chatton, Northumberland, NE66 5PU

Offers Over £305,000

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We are pleased to offer for sale this charming stone built cottage, which is located in this highly sought after Northumberland village with superb open views of the surrounding countryside. This deceptively spacious cottage has tremendous character and charm, which includes beamed ceilings, wooden panelled interior doors and an inglenook fireplace in the lounge.

The property has been maintained to a very high standard and offers well proportioned and flexible living accommodation with the benefits of double glazing and oil fired central heating. The interior comprises of a spacious lounge with a beamed ceiling and a sandstone inglenook fireplace with a multi-fuel stove, a quality antique pine kitchen with integrated appliances, a dining room with ample space for a table and chairs which leads to a conservatory overlooking the rear garden. The cottage has two generous double bedrooms both with quality en-suite facilities.

Vehicular access to the rear offering 'off road' parking and generous gardens to the front and rear with lawns, patio areas and flowerbeds.

Viewing is highly recommended.



Chatton

The village of Chatton lies approximately five miles east of Wooler and a short drive from the Northumbrian coast, where there are some of the best beaches in the country. The village offers a range of local amenities including The Percy Arms public house/restaurant, an art gallery, Church of Holy Cross, village shop/post office, village hall, cricket club and a gymnasium. For a wider range of amenities the market towns of Alnwick, Berwick and Wooler offer numerous shops, restaurants/hotels, leisure centre, theatre/cinema as well as schooling for all ages. The nearest doctors surgery is located in Wooler. The main A1 road is only five miles from the village, which allows easy commuting to north and south of the county. There are railway stations located in Berwick-upon-Tweed (21 miles) and Alnmouth (22 miles) and the nearest airport is Newcastle (51 miles).

Entrance Hall

4'0" x 4'7" (1.22 x 1.40)

Partially glazed entrance door to the hall which has access to the loft, one power point and doors to bedroom one and the living room.

Lounge

16'0" x 16'2" (4.88 x 4.93)

A spacious reception room with a beamed ceiling. Double window to the front with superb countryside views. Attractive sandstone inglenook fireplace with a multi-fuel stove and a built-in recess to the side with storage cupboards. Central heating radiator, six power points, inset ceiling spotlights, a telephone point and a television point. Doors to bedroom two and the kitchen.

Kitchen/Breakfast Room

14'8" x 8'6" (4.47 x 2.59)

Fitted with an excellent range of antique pine wall and floor kitchen units, which includes a double glass display cabinet, granite effect worktop surfaces with a tiled splash back and under unit lighting. Stainless steel sink and

drainer below the triple window to the rear. Hotpoint electric oven with a cooker hood above. Space for an integrated automatic washing machine, fridge and freezer and integrated dish washing machine. Glazed entrance door to the rear garden. Central heating radiator, foldaway table and six power points. Inset ceiling spotlights. Door to the internal hall.

Internal Hall

4'0" x 2'7" (1.22 x 0.79)

Large walk-in storage cupboard and the dining room.

Dining Room

10'7" x 8'0" (3.23 x 2.44)

The dining room has ample space for a table and chairs and a window to the side and double French doors to the conservatory. Central heating radiator. Eight power points and a television point.

Conservatory

9'6" x 9'0" (2.90 x 2.74)

The conservatory is a fantastic addition to the cottage, with windows on three sides taking advantage of the rear garden. Glazed entrance door, tiled flooring and six power points.

Bedroom 1

13'0" x 10'4" (3.96 x 3.15)

A generous double bedroom with a double window to the front with views of the surrounding countryside. Two built-in double wardrobes offering excellent storage. Central heating radiator, four power points and a television point.

En-Suite Shower Room

3'1" x 7'9" (0.94 x 2.36)

Fitted with a quality white three-piece suite, which includes shower cubicle, a wash hand basin and a toilet. Recessed ceiling spotlights and an extractor fan.

Bedroom 2

12'8" x 10'2" (3.86 x 3.10)

A large double bedroom with a velux window to the side and



a window to the rear. Three built-in quality double wardrobes with matching drawers and bedside cabinets. Central heating radiator, a cupboard housing the electric meters and access to the loft. Four power points, a television point and a door to the en-suite bathroom.

En-Suite Bathroom

6'3" x 6'9" (1.91 x 2.06)

Fitted with a quality three piece suite, which includes a bath with a shower and screen above, a wash hand basin and a toilet with a toilet roll holder. Frosted window to the side, a heated towel rail and an extractor fan.

Outside

Generous gardens to the front and rear of the cottage, with a lawn garden to the front with a raised patio area to take advantage of the views of the surrounding countryside. Secluded rear garden with a paved sitting area and barbeque. Lawn with well stocked flowerbeds and shrubberies. Vehicular access to the rear leading to a gravelled parking area offering ample 'off street' parking.

General Information

Full double glazing.

Full oil fired central heating.

All fitted floor coverings are included in the sale.

All mains services are connected, except for gas.

Council tax band B.

Tenure - Freehold.

Energy Rating D.

Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 - 16.30

Saturday 9.00 - 12.00

FIXTURES & FITTINGS

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





GROUND FLOOR
979 sq.ft. (90.9 sq.m.) approx.



TOTAL FLOOR AREA: 979 sq.ft. (90.9 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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