



Abbie Rise 9 New Road

Chatton, Alnwick, NE66 5PU

Offers Over £345,000

We are delighted to offer for sale this charming stone built cottage, located in the heart of the picturesque village of Chatton, some five miles from Wooler, which is the nearest town. This delightful property boasts character and charm offering ideal living accommodation for a family or as a weekend retreat, to enjoy rural village life with easy access to the beautiful Northumberland coastline and Cheviot Hills.

As you step inside the cottage there is a spacious lounge with a sandstone inglenook fireplace with a multifuel stove, a well appointed breakfasting kitchen with quality shaker units with appliances and access to the rear garden. Also on the ground floor is a dining room with an inglenook fireplace, this room would make another bedroom if required, there is a further double bedroom and a quality bathroom featuring a freestanding bath. On the first floor are two good sized bedrooms and a family bathroom.

One of the highlights of this cottage is the stunning countryside views that can be enjoyed from various rooms. The property features oil heating and partial double glazing, ensuring a cosy and comfortable atmosphere all year round. Outside, the generous cottage gardens provide a tranquil space to unwind and enjoy the fresh air, which is ideal if you enjoy al fresco dining, the outdoor space offers endless possibilities, which currently comprise of a large lawn garden at the front and an enclosed private rear garden with lawns, flowerbeds and a useful outhouse. There is a driveway offering 'off road' parking for a number of vehicles. Large stone built barn at the bottom of the rear garden offering excellent storage and potential to develop further.

Don't miss the opportunity to make this cottage your own and experience the idyllic lifestyle that Chatton has to offer. Contact us today to arrange a viewing and start your journey towards countryside living at its finest.



Chatton

The village of Chatton lies approximately 5 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

5' x 4'7 (1.52m x 1.40m)

Partially glazed entrance door giving access to the hall, which has a central heating radiator, a cloaks hanging area and stairs to the first floor landing.

Lounge

16'8 x 15'7 (5.08m x 4.75m)

A spacious reception room with oak effect Karndean flooring and a triple window to the front with superb views of the surrounding countryside. Large sandstone inglenook fireplace with a multi-fuel stove. Two central heating radiators, ten power points and a television point.

Kitchen/Breakfast Room

19'2 x 6'3 (5.84m x 1.91m)

Fitted with a quality dual colour shaker kitchen with an excellent range of wall and floor units with granite effect worktop surfaces with a tiled splash back. One and a half bowl white ceramic sink and drainer below one of the two double windows to the side and there is also a single window. Freestanding electric cooker and a plate rack.

Access to the loft, recessed ceiling spotlights and a built-in understairs cupboard. Central heating radiator, a glazed entrance door to the side and ten power points.

Internal Hall

3'4 x 18' (1.02m x 5.49m)

Central heating radiator, window to the rear and two power points.

Dining Room/Bedroom 4

11' x 16'7 (3.35m x 5.05m)

A spacious multipurpose room with two windows to the front with pleasant open views of the surrounding countryside and an attractive sandstone inglenook fireplace with a tiled hearth. Central heating radiator and six power points.

Bedroom 1

14'9 x 11'4 (4.50m x 3.45m)

A generous double bedroom with a window to the front and a built-in shelved storage cupboard. Central heating radiator, a television point and four power points.

Bathroom

8' x 7'7 (2.44m x 2.31m)

Fitted with a quality white three piece suite which includes a freestanding bath with a shower attachment and an overhead shower, a toilet and a wash hand basin with a shaver socket and mirror above. Central heating radiator and a window to the side.

First Floor Landing

3'1 x 9'5 (0.94m x 2.87m)

Giving access to the bathroom and two bedrooms, the landing has a central heating radiator, a window to the side and two power points.

Bathroom

8'3 x 6'8 (2.51m x 2.03m)

Fitted with a white three-piece suite which includes a freestanding bath with a shower attachment, a toilet and a wash hand basin. Triple window to the side and a built-in



double airing cupboard housing the hot water tank. Central heating radiator.

Bedroom 2

16' x 9'4" (4.88m x 2.84m')

A generous dual aspect double bedroom with a window to the front and a double window to the rear, attractive cast iron fireplace, a television point, a central heating radiator and six power points.

Bedroom 3

12'4" x 9'x3" (3.76m x 2.74mx0.91m)

A single bedroom with a window to the side and front and a painted wooden floor. Central heating radiator, access to the loft and four power points.

Garden

Large lawn gardens at the front of the cottage and a generous enclosed garden at the rear which includes a driveway offering off-road parking for two cars. The rear garden has a lawn with well stocked flowerbeds and shrubberies and a timber garden shed.

Stone Barn

11'7"x 18'4" (3.55x 5.6)

There is a stone built barn at the bottom of the rear garden which offers excellent storage and the potential to develop further.

General Information

Partial double glazing.

Full oil central heating.

All fitted floor coverings are included in the sale. The cottage has Karndean flooring throughout the ground floor with the exception of the kitchen and bathroom.

All mains services are connected except for gas.

Tenure - Freehold

Council Tax Band - D

Energy Rating - E

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
921 sq.ft. (85.6 sq.m.) approx.



1ST FLOOR
358 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA: 1279 sq.ft. (118.8 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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