



# The Old Coach House Eglingtonham

Alnwick, NE66 2TX

**Offers Over £399,950**

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Nestled in the picturesque village of Egingham, this charming grade II listed semi-detached stone built property is a true gem waiting to be discovered. Sitting on the lane leading to the church of St Maurice, it boasts character, charm and a long, varied history. With a unique blend of traditional features and modern comforts, the present owners have painstakingly restored and upgraded the cottage to the highest of standards, ensuring that the character and charm has been retained.

As you step inside the cottage, you enter into a well appointed kitchen/breakfast room, with a stone floor and a bespoke traditional shaker kitchen with slate worktops and integrated appliances. The spacious lounge has an attractive inglenook fireplace with a stove and French doors to the rear garden. The conservatory is a superb addition to the cottage, which is glazed on two sides taking advantage of the views of the walled garden. There is a useful utility room and a shower room on the ground floor. The first floor landing offers an ideal space for an office and gives access to the two double bedrooms, the main bedroom has an inglenook fireplace and an en-suite bathroom featuring a roll top bath. The second bedroom has a vaulted beamed ceiling.

One of the standout features of this property is the stunning walled cottage garden, with patio areas, flowerbeds and shrubberies and a driveway offering ample secure parking. Imagine enjoying a cup of tea surrounded by beautiful blooms and lush greenery, creating a tranquil oasis right at your doorstep. The village setting adds to the appeal, which has the Tankerville Arms public house, a village hall and a cricket ground.

If you are looking for a character property that exudes warmth and personality, this cottage is the perfect choice. Contact our Wooler office for a viewing.



## **Kitchen/Breakfast Room**

16' x 24'1 (4.88m x 7.34m)

Double doors giving access to the kitchen/breakfast room which has an engineered oak and partial stone floor and a bespoke fitted kitchen, with shaker base units with granite worktop surfaces. The kitchen has a useful central workstation which incorporates a breakfast bar. Integrated dish washing machine and a Belfast sink. Window to the front and stairs to the first floor level with two built-in understairs cupboards. Central heating radiator and eight power points.

## **Shower Room**

5' x 7'8 (1.52m x 2.34m)

Fitted with a quality white Heritage suite with an attractive brick effect tiled splash back, which includes a walk-in Mira shower, a low level toilet and a wash hand basin with a mirror above. Heated towel rail and a window to the front with working shutters. Recessed ceiling spotlights.

## **Lounge**

14'9 x 20' (4.50m x 6.10m)

A stunning reception room with a stone floor and brick built inglenook fireplace with a black range. Double French doors giving access to the rear garden with window either side and a further window to the rear. Two central heating radiators and a built-in understairs cupboard. Television point and six power points.

## **Conservatory**

9'2 x 10'5 (2.79m x 3.18m)

A superb addition to the cottage which is glazed and two sides overlooking the rear garden, the conservatory has double French doors giving access to the garden, a central heating radiator and four power points.

## **Utility Room**

8'5 x 11'9 (2.57m x 3.58m)

Fitted with a grey shaker wall and floor units with ample worktop surfaces. Stainless steel sink and drainer, plumbing for an automatic washing machine and space for a tumble

dryer. Central heating boiler and a cupboard housing the electric meters. Four power points.

## **First Floor Landing**

8'6 x 11'3 (2.59m x 3.43m)

A split level landing with a window window to the front, a Velux window to the rear and a central heating radiator . This area is an ideal place to have an office.

## **Bedroom 1**

20'6 x 14' (6.25m x 4.27m)

A generous double bedroom with an original sandstone inglenook fireplace, the bedroom has a beamed ceiling, a window to the front and rear and access to the loft. Recessed ceiling spotlights, a central heating radiator and ten power points.

## **En-Suite Bathroom**

8'9 x 8'2 (2.67m x 2.49m)

Fitted with a superb quality Heritage bathroom suite with attractive wooden panelled walls. The suite includes a freestanding bath with a mixer tap and shower, a high-level toilet with a toilet roll holder and a wash hand basin with a mirror above. Cloaks hanging area, a heated towel rail and a beamed ceiling.

## **Bedroom 2**

14'2 x 12'5 (4.32m x 3.78m)

A generous double bedroom with a beamed vaulted ceiling. Window to the front and a velux window to the rear. Central heating radiator and six power points.

## **Gardens**

Double gates giving vehicular access onto a driveway offering secure parking for at least two cars. The wall garden at the rear is real gem, with paved sitting areas overlooking a lawn with well stocked flowerbeds and shrubberies. This cottage garden is very private and is an abundance of colour and a superb variety of plants. There is a fuel store and a garden shed.



## General information

Full double glazing.

Full oil fired central heating.

All fitted floor coverings are included in the sale.

Tenure-Freehold.

Council tax band D.

EPC - D

All mains services are connected except for gas.

## Agency Information

OFFICE OPENING HOURS

Monday - Friday 9:00 - 17:00

Saturday - 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.

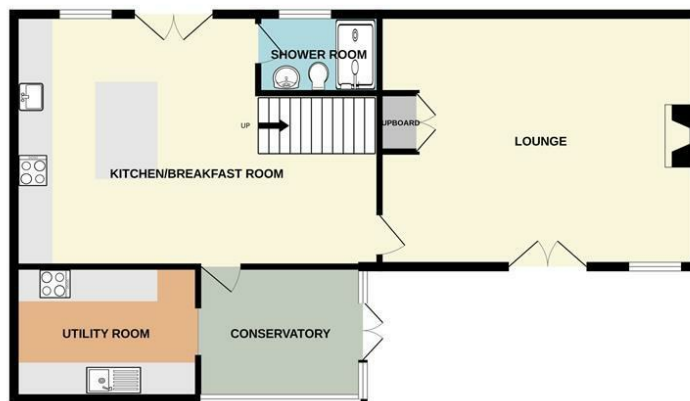
## VIEWING

Strictly by appointment with the selling agent.

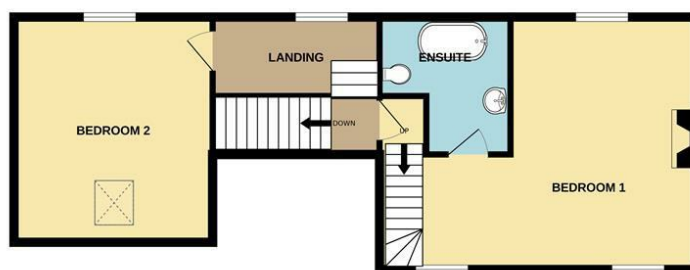




GROUND FLOOR  
870 sq.ft. (80.9 sq.m.) approx.



1ST FLOOR  
588 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA: 1459 sq.ft. (135.5 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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