



1 Castle Hill Cottages

West Lilburn, Alnwick, NE66 4PL

Offers Over £180,000

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A superb opportunity to purchase this attractive stone built three bedroom semi-detached cottage, which is located in a rural setting some four miles from Wooler. The cottage has superb open countryside views. The property is in need of upgrading, however, it offers superb potential to create a lovely family/holiday home. The well proportioned interior is entered through a porch, which gives access to the kitchen which has white wall and floor units. There is a large lounge with an attractive inglenook fireplace with a log burning stove and French doors to the rear garden which takes advantage of the stunning open countryside views. Also on the ground floor is a double bedroom and a bathroom. On the first floor are two further double bedrooms with beautiful views. The cottage has lpg central heating.

1 Castle Hill Cottages is not just a home, but an ideal holiday retreat. The large lawn gardens and grounds surrounding the property offer ample space for outdoor activities, gardening, or outside dining while taking in the fresh country air. There is a single garage, outhouse and kennels at the side of the property. Whether you are looking for a permanent residence or a holiday home, 1 Castle Hill Cottages offers the potential to make your dreams of countryside living a reality. Don't miss out on the opportunity to buy this cottage, contact our Wooler office to arrange a viewing.

Viewing is highly recommended.



Entrance Porch

4'8 x 6'7 (1.42m x 2.01m)

Entrance door giving access to the porch, which has a double window to the front and side and a door to the kitchen.

Kitchen

7'7 x 12'6 (2.31m x 3.81m)

Fitted with a range of white wall and floor kitchen units with wood effect worktop surfaces with a tiled splashback. Stainless steel sink and drainer below one of the two windows to the rear. Wall mounted central heating boiler, access to the loft and space for an electric cooker and plumbing for an automatic washing machine. Central heating radiator and ten power points.

Bathroom

7'5 x 5'9 (2.26m x 1.75m)

Fitted with a white three-piece suite, which includes a toilet, a wash hand basin below the frosted window to the front and a corner bath with a shower attachment, electric shower and curtain above. Central heating radiator and storage shelving.

Inner Hall

6' x 12'3 (1.83m x 3.73m)

With stairs to the first floor landing with a built-in understairs cupboard. Central heating radiator.

Lounge

16'6 x 15'5 (5.03m x 4.70m)

A spacious reception room with an attractive stone built inglenook fireplace with a log burning stove. Built-in airing cupboard to the side of the fireplace housing the hot water tank. Double patio doors giving access to the rear garden and offering superb open views of the surrounding countryside. Five power points.

Bedroom 3/Dining Room

8'9 x 12'3 (2.67m x 3.73m)

A multipurpose room which could be used as a bedroom or

dining room, which has a window to the rear with countryside views, a central heating radiator and two power points.

First Floor Landing

4'5 x 4'4 (1.35m x 1.32m)

Window to the rear.

Bedroom 1

15'6 x 15'9 (4.72m x 4.80m)

A large double bedroom with the original cast iron fireplace and a double window to the rear with open views. Built-in double wardrobe, a central heating radiator and four power points.

Bedroom 2

11'8 x 12' (3.56m x 3.66m)

A double bedroom with the original tiled fireplace and a window to the rear and side offering superb open views. Central heating radiator and three power points. Access to the loft.

Garage

15'4 x 11' (4.67m x 3.35m)

Door at front giving access to the garage with a window to the rear lighting and power connected. Access to the lean to storage shed.

Garden

Access to the side which has dog kennels and giving access to the rear garden with a large lawn with flowerbed surrounds, a decked sitting area taking advantage of the open views and a vegetable plot.

General Information

LPG central heating.

Tenure-Freehold.

Services- Mains electric, drainage into a septic tank (this is shared with next door (No 2) and is not compliant with the new regulations), and private water supply. Water is provided by a Lilburn Estates private supply. A meter will be installed



on the supply to each cottage and they will be charged accordingly.

Council tax band - B

Energy Rating - E

The maintenance for the track down to the property will have a shared responsibility between Lilburn Estates and the owners of 1 & 2 Castle Hills Cottages.

Agency Information

OFFICE OPENING HOURS

Monday - Friday 9:00 - 17:00

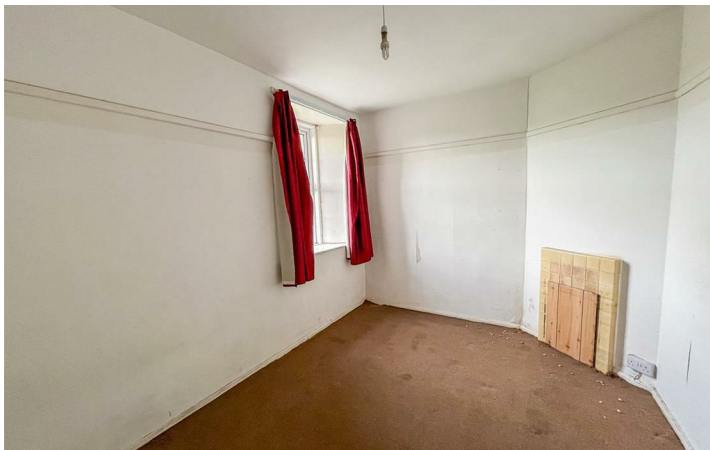
Saturday 9:00 - 12:00

FIXTURES & FITTINGS

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

VIEWING

Strictly by appointment with the selling agent.





GROUND FLOOR
613 sq.ft. (57.0 sq.m.) approx.



1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 1036 sq.ft. (96.2 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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