



# 1 New Road

Chatton, Alnwick, NE66 5PU

Price Guide £265,000

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A fantastic opportunity to purchase this charming stone built end-terraced cottage, which is located in the heart of Chatton village some four miles from Wooler. The cottage has a pleasant outlook over the centre of the village, including the war memorial and is a short walk to the village shop and the Percy Arms Hotel. The cottage is beautifully presented creating accommodation that is ready to walk into, which would make an ideal retirement or weekend retreat. Chatton is within a short drive to the beautiful Northumberland coast with some of the best beaches in the country and four miles to the Cheviot Hills for those who enjoy walking. The interior has character and charm which comprises of a large lounge/dining area with oak flooring and an inglenook fireplace with a multi-fuel stove, a kitchen/breakfast room with traditional units with appliances and two generous double bedrooms. On the first floor is a bathroom with underfloor heating and a quality white suite. The cottage has full lpg central heating (Bottled gas)

Easy to maintain lawn gardens on three sides with flowerbeds and useful traditional stone built outhouses. Furniture and contents can be bought by separate negotiation.

Viewing is highly recommended.





## Kitchen/Breakfast Room

8'5 x 15'9 (2.57m x 4.80m)

Fitted with a quality traditional dual colour shaker kitchen, with cream base units and oak wall units. Solid wooden worktop surfaces with a Belfast sink with a double drainer below one of the two windows to the rear. Partially glazed entrance door to the rear garden, a central heating radiator and a freestanding electric cooker with a cooker hood above. Plumbing for a washing machine, a cloaks hanging area, central heating radiator and eight power points.

## Bedroom 2

10'5' x 12'5' (3.18m' x 3.78m')

A double bedroom with solid oak flooring and a double window to the rear. Central heating radiator and six power points.

## Lounge/Dining Area

14' x 15'6 (4.27m x 4.72m)

A spacious reception room with a triple window to the front with a pleasant view over the war memorial, the lounge has oak flooring and a large inglenook fireplace with a multi-fuel stove sitting on a slate hearth. Display shelving to the side of the fireplace for a television, a central heating radiator, a television point and six power points. Door to the main bedroom and stairs to the first floor landing.

## Bedroom 1

10'6' x 12' (3.20m' x 3.66m)

A generous double bedroom with oak flooring, a double window to the front, a central heating radiator and six power points.

## First Floor Landing

3'5 x 5' (1.04m x 1.52m)

With a built-in double cupboard housing the central heating boiler and a door to the bathroom.

## Bathroom

9'4 x 8'8 (2.84m x 2.64m)

Fitted with a quality white three-piece suite which includes a

bath with a shower and curtain above, a toilet and a wash hand basin with a vanity unit below. The bathroom has underfloor heating and a heated towel rail. Two velux windows to the rear.

## Garden

Small lawn garden at the front and a lawn and flower garden at the side. Enclosed garden at the rear with useful stone built outhouses and a lawn.

## General Information

Full lpg central heating. (Bottled gas)

All fitted floor coverings are included in the sale.

Furniture and contents can be bought by separate negotiation.

Tenure - Freehold.

Covenants- we understand that there is a covenant of the cottage, which does not allow the cottage to be let as a holiday home.

Council Tax Band - A

## Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 - 16.30

Saturday- By Appointment

## FIXTURES & FITTINGS

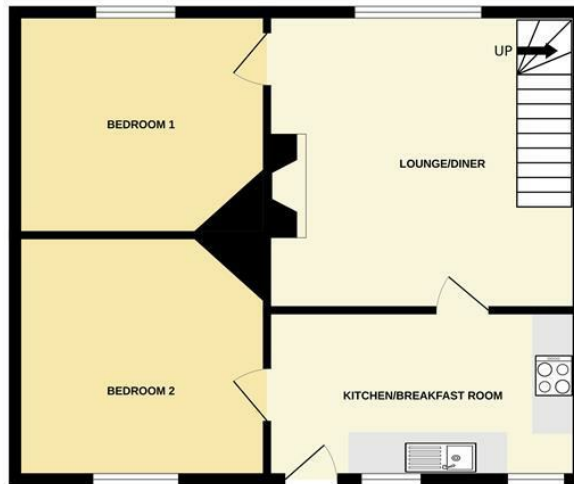
Items described in these particulars are included in sale, all other items are specifically excluded. All heating systems and their appliances are untested.

## VIEWING

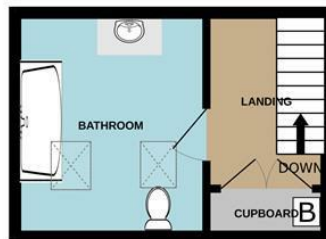
Strictly by appointment with the selling agent.



GROUND FLOOR



1ST FLOOR



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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Berwick Office  
36 Hide Hill, Berwick-upon-Tweed  
Northumberland, TD15 1AB

T: (01289) 307571  
F: (01289) 302948  
E: [berwick@aitchisons.co](mailto:berwick@aitchisons.co)

Wooler Office  
25 High Street, Wooler  
Northumberland, NE71 6BU

T: (01668) 281819  
F: (01668) 281717  
E: [wooler@aitchisons.co](mailto:wooler@aitchisons.co)



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