



## 2 The Square

Alnwick, Northumberland, NE66 4HL

**Offers Over £199,950**

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A fantastic opportunity to purchase this beautifully presented stone built cottage, which is located in the heart of this small Northumberland village, some 10 miles from Alnwick and 8 miles from Wooler. The village of Powburn has excellent facilities which includes a village hall, The Plough Inn with the Running Fox cafe, a garage with a general store and an antique centre.

This stunning cottage has tremendous character and charm, with beamed ceilings, shuttered windows and oak doors. The cottage is entered into the dual aspect kitchen/breakfast room with an excellent range of beech units with integrated appliances and underfloor heating, a spacious lounge with a beamed ceiling and a large inglenook fireplace with a multi-fuel stove. Also on the ground floor is a shower room with a quality white suite. On the first floor are two dual aspect double bedrooms, the main bedroom has a beamed ceiling and two useful storage cupboards, there is a shower room on this level with serves both bedrooms. The cottage has full double glazing and electric heating.

Small enclosed garden with a paved sitting area, flowerbeds and a barbeque, offering an ideal area for outside dining. Parking for one car and a useful storage shed.

We would highly recommend viewing of this cottage, which would make an ideal permanent home or weekend retreat.





## Kitchen/Breakfast Room

16'1 x 9' (4.90m x 2.74m)

Entrance door giving access to the kitchen which is fitted with a superb range of beech wall and floor kitchen units with granite effect worktop surfaces. Built-in oven, four ring ceramic hob with a cooker hood above. Microwave oven, an integrated washing machine, fridge and freezer. Double bowl stainless steel sink and drainer below the double window to the rear and a window to the front with shutters. Useful storage cupboard, kickboard lighting, under unit lighting and a television. Underfloor heating and eight power points.

## Lounge

16'8 x 19'7 (5.08m x 5.97m)

A stunning reception room with stone walls and a beamed ceiling creating character and charm. Large stone built inglenook fireplace with a multi-fuel stove sitting on a stone hearth, built-in display shelving at the side of the fireplace. Window to the front and a double window to the rear with shutters. Stairs to the first floor landing, two double wall lights, a cloaks hanging area and an electric heater. Television point and eight power points.

## Shower Room

6'6 x 5'5 (1.98m x 1.65m )

Fitted with a quality white three-piece suite which includes a wash hand basin with a vanity unit, a toilet with a toilet roll holder and a shower cubicle with a curtain and glass screen. Heated towel rail and a frosted window to the front.

## First Floor Landing

8'4 x 5'9 (2.54m x 1.75m)

Velux window to the rear and one power point.

## Shower Room

6'2 x 5'8 (1.88m x 1.73m)

Fitted with a white three-piece suite which includes a corner shower cubicle, a toilet and a wash hand basin. Heated towel rail and two wall lights.

## Bedroom 1

14'8 x 11'4 (4.47m x 3.45m)

A large double bedroom with a beamed ceiling and two built-in storage cupboards. A window to the front and two velux windows to the rear. The bedroom has a television, a wall light, an electric heater, and eight power points.

## Bedroom 2

13'9 x 9'1 (4.19m x 2.77m)

A generous double bedroom with a window to the front and two velux windows to the rear. The room has a television point, an electric heater, a wall light, a telephone point and six power points.

## Garden

Small enclosed garden at the rear of the cottage which offers an ideal area to sit out and enjoy the sun and an ideal place for outside dining. The garden has been laid to paving stones, with a barbeque area. Parking for one car and a storage shed.

## General Information

Full double glazing.

Full electric heating.

All fitted floor coverings including sale.

All main services are connected except for gas.

Council tax band - A.

EPC - 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 services, heating systems and their appliances are untested.

## VIEWING

Strictly by appointment with the selling agent.





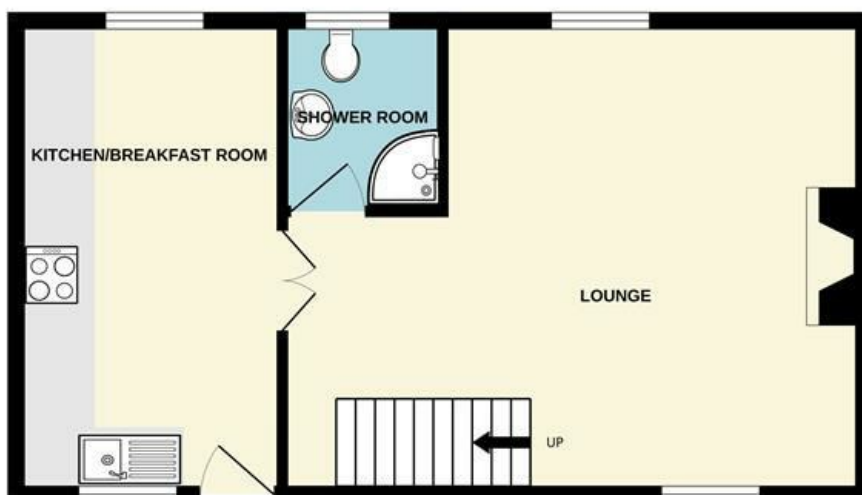








GROUND FLOOR  
451 sq.ft. (41.9 sq.m.) approx.



1ST FLOOR  
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 855 sq.ft. (79.5 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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