



Cuthbert Cottage 8 Adderstone Steading

Belford, Northumberland, NE70 7JA

Offers Over £235,000

A superb opportunity to purchase this beautifully presented stone built cottage, which forms part of this exclusive development within five miles from Bamburgh. The cottage is situated in a prime position within this development, with stunning open views towards Bamburgh castle and the surrounding countryside, which are taken advantage of by a balcony from the lounge.

The present owners have been running a holiday let business from the property, however, it would make an ideal weekend retreat, which has easy access onto the main A1 road, making it accessible both north and south and to the stunning coastline.

The immaculate interior is entered into an entrance hall which has a modern staircase with a glass balustrade to the main living accommodation on the first floor. On the ground floor are two generous double bedrooms and a modern bathroom. On the first floor is a stunning dual aspect open plan lounge/dining/kitchen which has a vaulted beamed ceiling. The lounge area has a French door giving access to the balcony, which is an ideal area to dine outside and take advantage of the views. The kitchen is fitted with a superb range of cream units with appliances and ample space for a table and chairs. Top quality fixtures and fittings throughout, which include Karndean flooring throughout. Full double glazing and electric heating.

Attractive rockeries and flowerbeds at the side and front of the cottage and designated parking for two cars.

Distances: Bamburgh 5 miles, Alnwick 12 miles, Berwick-upon-Tweed 17 miles.



Entrance Hall

15'5 x 5'4 (4.70m x 1.63m)

Partially glazed entrance door giving access to the hall which has stairs to the first floor landing with an understairs storage cupboard housing the hot water tank and the boiler. Central heating radiator and two power points.

Bedroom 1

15'4 x 9'3 (4.67m x 2.82m)

A double bedroom with a window to the side, a central heating radiator and four power points.

Bedroom 2

9' x 8'6 (2.74m x 2.59m)

A double bedroom with a double window to the front, a central heating radiator and four power points.

Bathroom

6' x 8'5 (1.83m x 2.57m)

Fitted with a modern white three-piece suite which includes a bath with a shower and screen above, a toilet and a wash hand basin with a mirror above. Heated towel rail and recessed spotlights.

Open Plan Living/Kitchen/Dining Area

16' x 24' (4.88m x 7.32m)

A stunning reception room with a vaulted beamed ceiling with velux and windows to the front making it a bright and airy room. French door giving access onto a balcony. The kitchen area is fitted with cream wall and floor units with granite worktop surfaces with a tiled splashback. Plumbing for an automatic washing machine and an integrated dish washing machine. Built-in oven, four ring ceramic hob with a cooker hood above. Recessed display areas, two central heating radiators, sixteen power points and a television point.

General Information

Full double glazing.

Full electric central heating.

Tenure - Freehold.

All fitted floor coverings are included in the sale.

Furniture can be bought by separate negotiation.

Energy rating D.

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

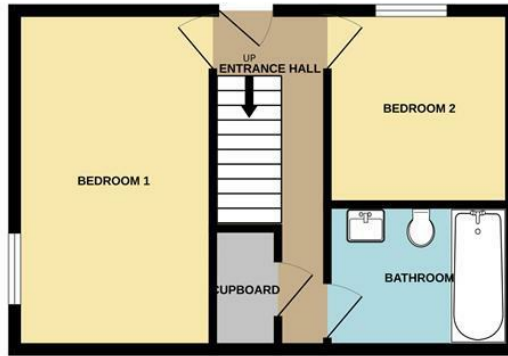
Strictly by appointment with the selling agent.



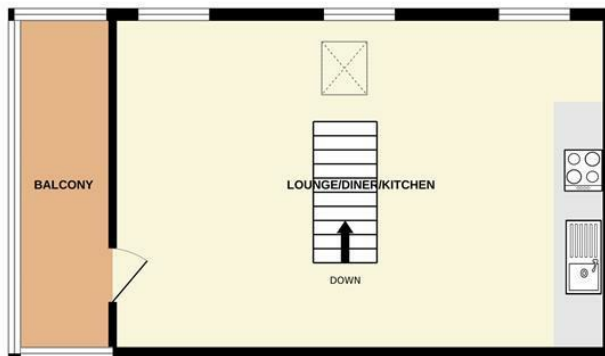




GROUND FLOOR
363 sq.ft. (33.7 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA: 798 sq.ft. (74.1 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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