



OLD POST OFFICE SHARPERTON

£375,000

GUIDE
PRICE

AYRE
PROPERTY
SERVICES

01669 621312

ayrepropertieservices.co.uk

A charming cottage on the edge of Sharperton Village, constructed of stone under a slate roof and formerly the Old Post Office for Sharperton Village, the property benefits from off road parking and also has a single garage. Having undergone some modernisation and renovations but still retaining much character, the extremely well-presented accommodation comprises: Hall, Living Room, with inglenook fireplace and log burning stove, newly installed Kitchen & Utility, 2 Bedrooms and Family Bathroom with claw foot bath. A pretty garden room overlooks the rear garden and there is a Sun Room to the front of the property. Externally the property has an attractive garden/terrace with views towards the open countryside and hills beyond.

Sharperton

The village is situated in the Coquet Valley approximately 7 miles west of Rothbury. The Star Inn at Harbottle which is approximately 2 miles away, serves as a Community Hub and Information Centre for the Northumberland National Park. The Star Inn has a shop and a newsagents popular by Locals and Visitors alike. Harbottle Church of England First School inspected and rated 'Good'. The Village Hall has many activities including yoga and music evenings. Harbottle Village Show The show is held in "The Oak Field" at Harbottle. A mile further on is the Rose and Thistle in Alwinton, recently refurbished with locally renown Chef at the helm. A full range of services including first and middle schools, shops, post office, library, art centre, restaurants and a medical services are available in Rothbury. Sporting opportunities available in Coquetdale include salmon and trout fishing on the river Coquet, golf at Rothbury and walking/cycling in the National Park.

Services

Mains electricity, oil, and water. Septic tank drainage. Fully double glazed, dual fuel stove in Sitting Room.

Postcode

NE65 7AE

Local Authority

Northumberland County Council
Tel: 0345 600 6400

Council Tax

Band C - £ 2,105.81 - 2024/25

Tenure

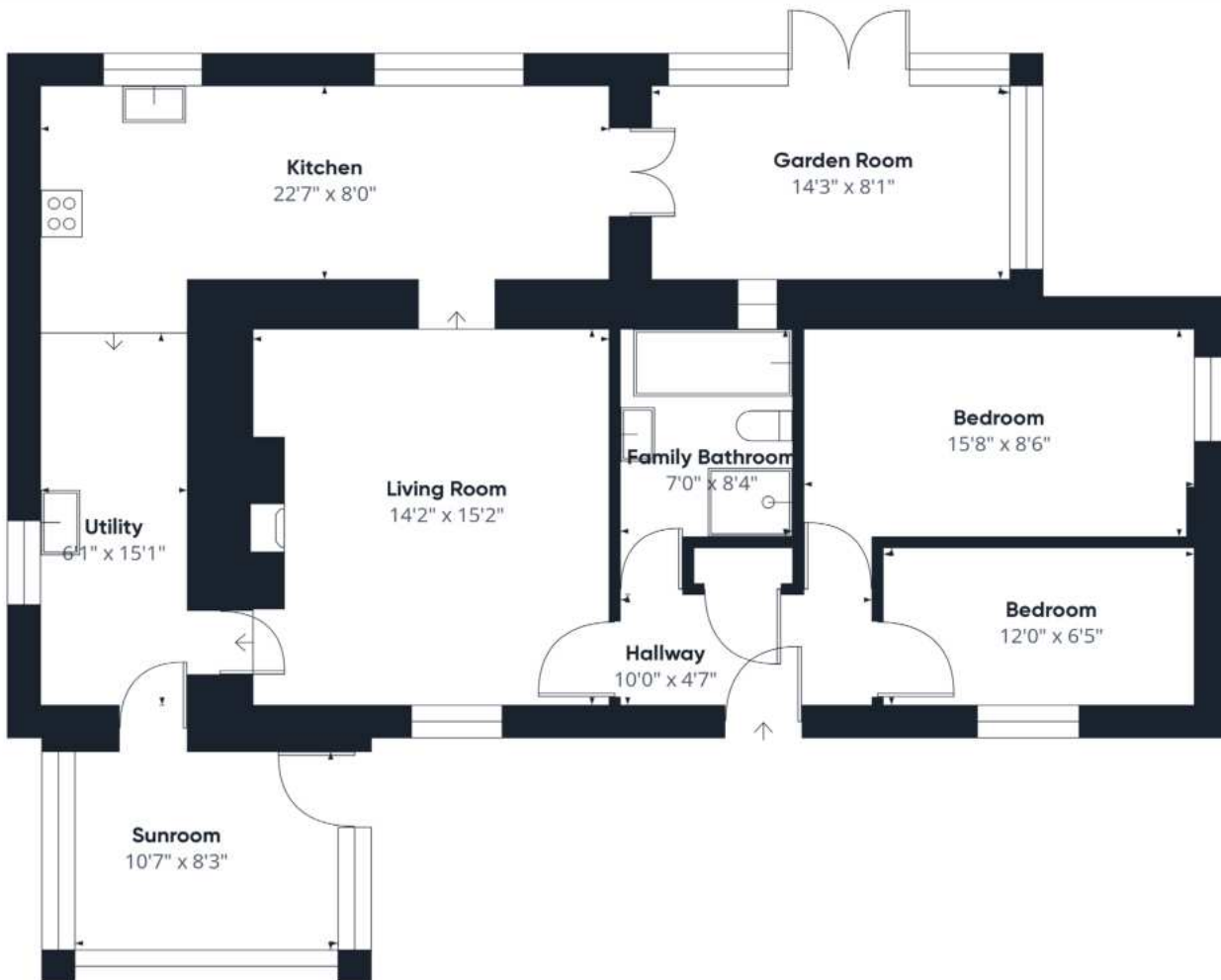
Freehold

EPC Rating

Current Rating - E
Full report available upon request



Score	Energy rating	Current	Potential
92+	A		102 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		



Approximate total area⁽¹⁾
1054.11 ft²

(1) Excluding balconies and terraces

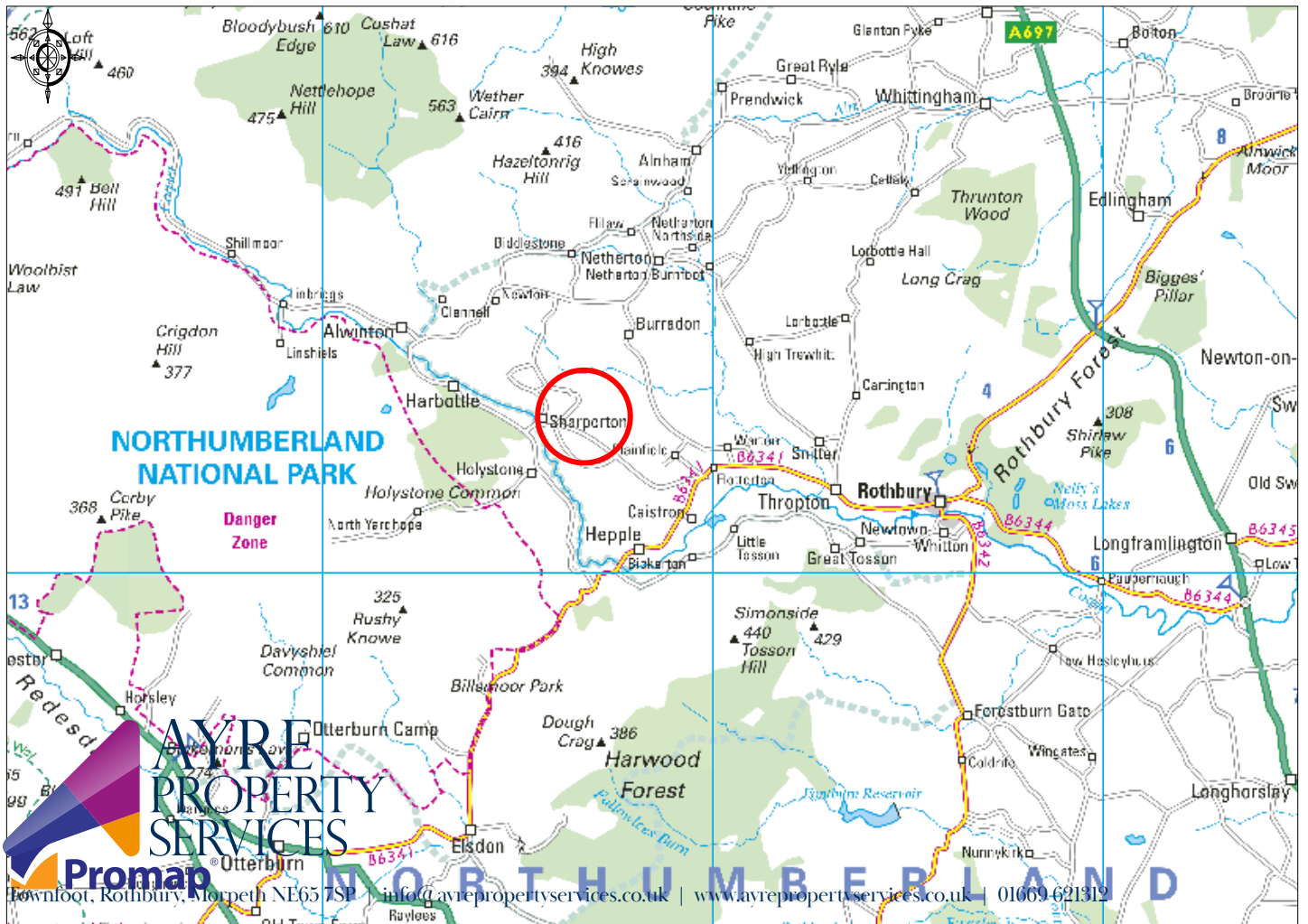
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360







Important Notice

These particulars are intended only as a guide for prospective purchasers and do not constitute part of an offer or contract. All descriptions, dimensions and other details are given in good faith and are believed to be correct but prospective purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness. No responsibility can be accepted for expenses incurred by prospective purchasers in inspecting a property that has been sold or withdrawn from the market.

© Collins Bartholomew Limited 2013. All rights reserved. Plotted Scale - 1:175000
 Downfoot, Rothbury, Morpeth NE65 7SP | info@ayrepropertyservices.co.uk | www.ayrepropertyservices.co.uk | 01669 621312



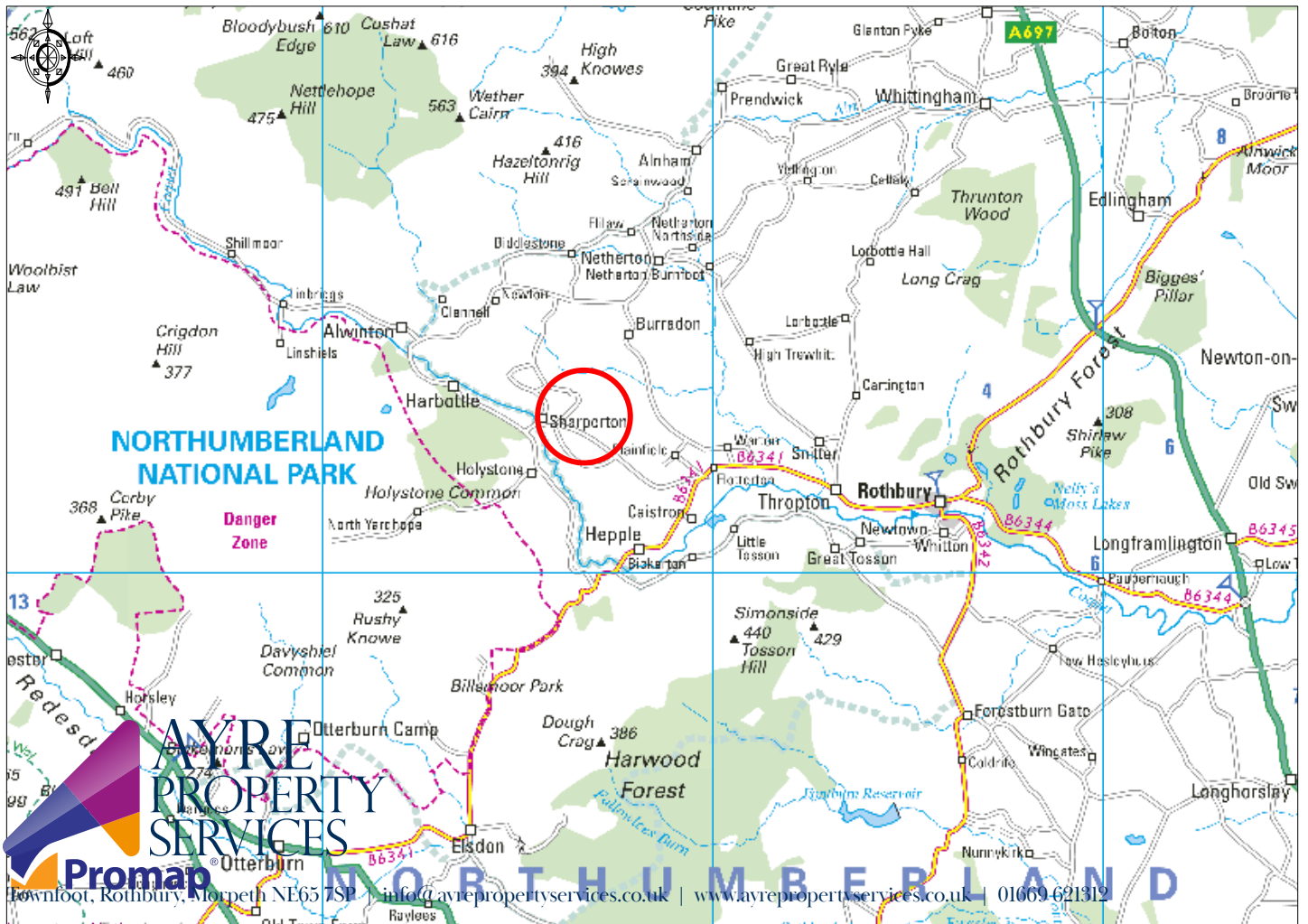












Important Notice

These particulars are intended only as a guide for prospective purchasers and do not constitute part of an offer or contract. All descriptions, dimensions and other details are given in good faith and are believed to be correct but prospective purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness. No responsibility can be accepted for expenses incurred by prospective purchasers in inspecting a property that has been sold or withdrawn from the market.