



# SAYER COTTAGE WHITTINGHAM

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# £475,000

GUIDE  
PRICE

An attractive period village house situated towards the western edge of the pretty Village of Whittingham. Constructed of stone under a pantile roof, Sayer Cottage retains many period features and much character and has been upgraded and modernised to an exceptionally high standard. Features include inglenook fireplace, log burning stove, modern column radiators, original beams, wooden doors and skirtings, exposed stone and brick feature walls. The accommodation comprises; On the Ground Floor, Entrance Hall, Kitchen/Dining Room, Shower Room and Living Room. On the First Floor; Three Double Bedrooms and Bathroom. Externally there is a parking area to the side of the property with well appointed patio and seating area, access to the kitchen. To the rear of the property there is a walled garden with summerhouse and seating area.

## Whittingham

Whittingham is an attractive Northumbrian village situated on the banks of the River Aln approximately 7 miles west of Alnwick. The village has an excellent first school and a thriving village hall. Local services are available in Powburn which is situated approximately 3 miles to the north. The A697 providing links to Newcastle and Edinburgh is within a mile of the village. The mainline railway station at Alnmouth, the Northumberland Coast and Northumberland National Park are all within easy reach.

The village of Whittingham is known for its picturesque countryside, with rolling hills, farmland, and beautiful landscapes. It is a rural area that offers a peaceful and tranquil setting. The village itself is small, with a close-knit community.

### Sayer Cottage

The property is situated close to St Batholomew's Church and the Village Fountain on the western edge of the village. The property has been thoughtfully and sympathetically upgraded. The kitchen has a central island with hob and granite top. Integrated appliances including washer/dryer, fridge freezer, dishwasher and double oven. Beautiful stone tiled floor with underfloor heating with French Doors out to patio area.

The Living Room has original beams and Inglenook fireplace with log burning stove and deep window sills.

Shower Room to the Ground Floor has a generous walk in shower, with a velux window to encourage natural light. The Bathroom on the First Floor is fitted with a Burlington Suite and fully tiled walls and floors with natural limestone and heated towel rail.

The Bedrooms are all doubles two of which have fitted wardrobes, there is storage to the First Floor landing.

## Services

Mains electricity, drainage and water. Oil Fired Central Heating. Fully double-glazed.

## Postcode

NE66 4UP

## Local Authority

Northumberland County Council

Tel: 01670 627 000

## Council Tax

Council Tax Band C - £1,916.54 - 2023/24

## Tenure

Freehold

## EPC Rating

Current Rating - C

Full report available upon request.

## Viewing

Strictly by appointment with the selling agents.

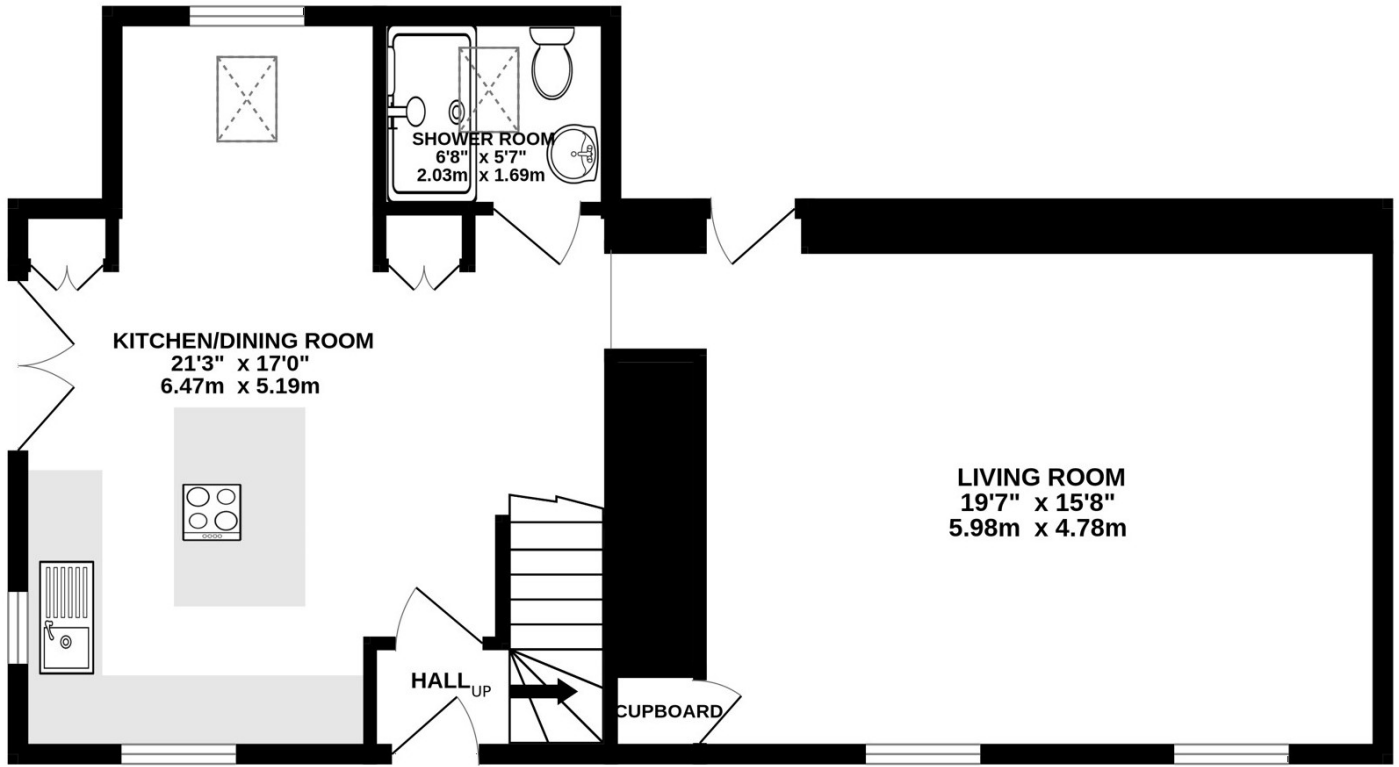
## Location

For detailed directions please contact the selling agents.

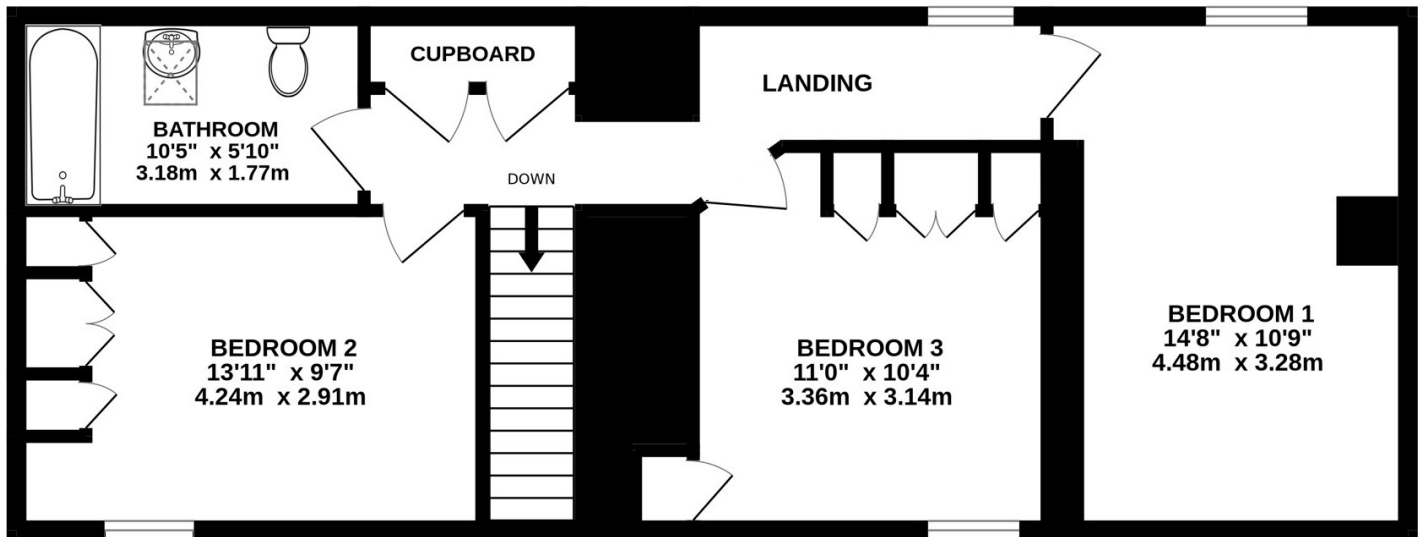
Details Prepared May 2023

Property Reference 75817552

Score	Energy rating	Current	Potential
92+	A		100 A
81-91	B		
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor

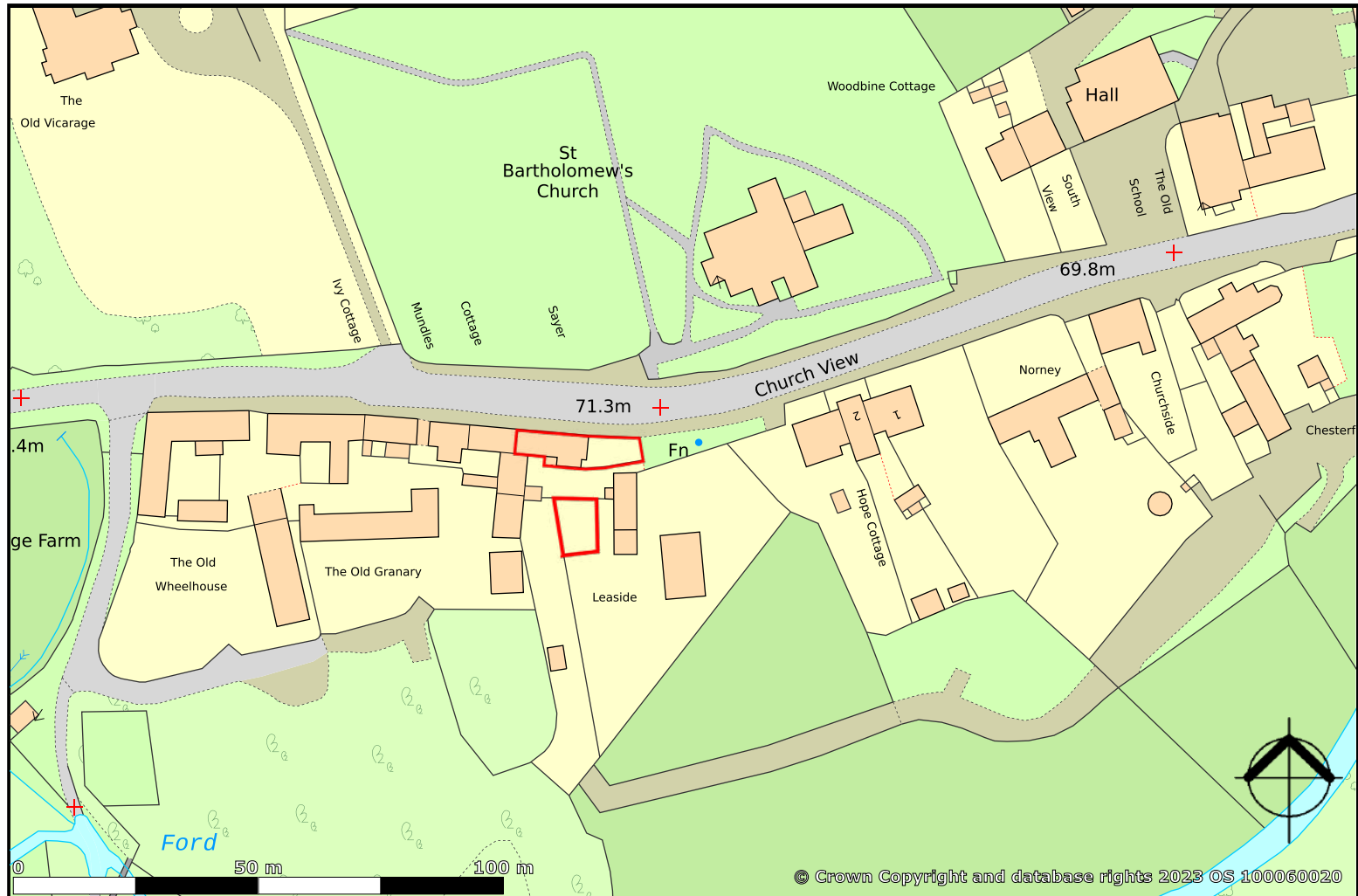
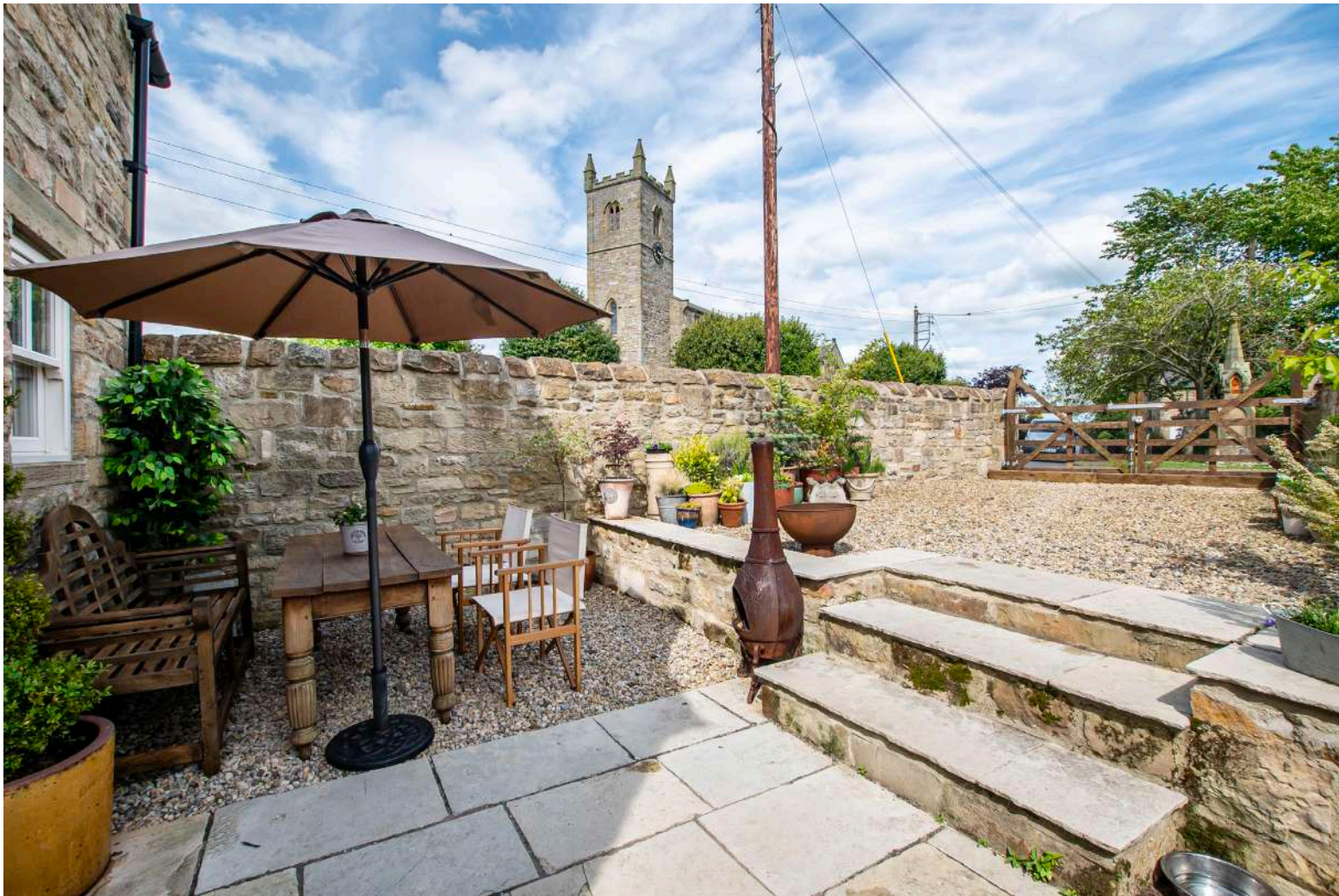


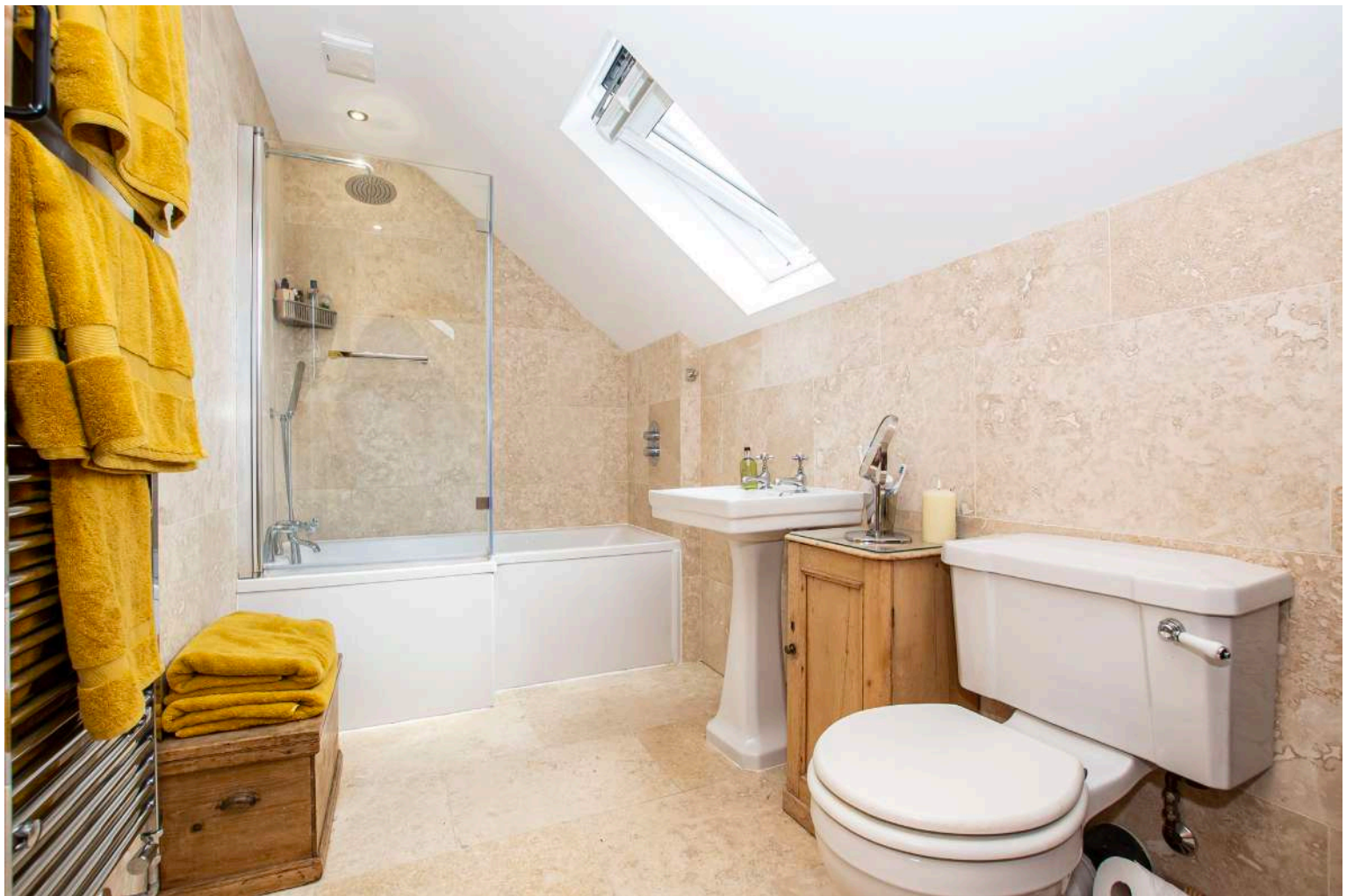
First Floor





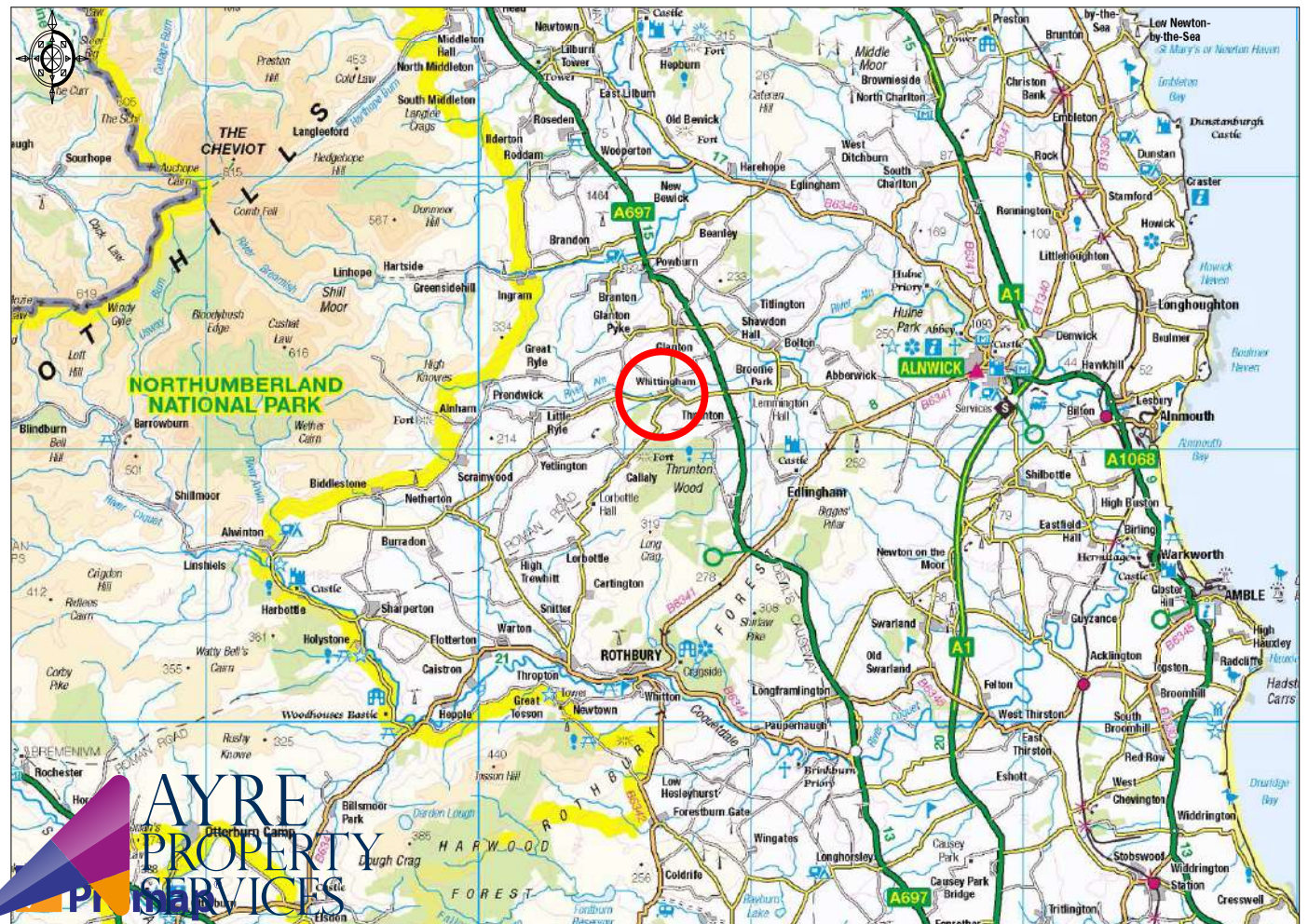












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Townfoot, Rothbury, Morpeth NE65 7SP | [info@ayrepropertyservices.co.uk](mailto:info@ayrepropertyservices.co.uk) | [www.ayrepropertyservices.co.uk](http://www.ayrepropertyservices.co.uk) | 01669 621312

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