



THE FORGE

EGLINGHAM

AYRE
PROPERTY
SERVICES

01669 621312
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£550,000

GUIDE
PRICE

A traditional stone-built cottage incorporating a late 18th Century village forge. The property is Grade II Listed and situated in the middle of Eglingham Village and enjoys fine views to front. The Forge offers very comfortable living accommodation comprising Entrance Lobby, Kitchen, Utility, glazed Garden Room, Large Living Room, Dining Room/Bedroom 4, Three Double Bedrooms two of which have En-Suite Shower Rooms, Family Bathroom. Gardens and Grounds extending to approximately an acre. The property retains many features including beams, log burning stove and external shutters. The property requires limited upgrading but has potential to be a beautiful family home.

Eglingham

An attractive Northumbrian Village with facilities which include a popular public house/restaurant, parish church, a well-supported village hall and a cricket ground. Alnwick and the A1 are within easy reach..

Services

Mains electricity, oil, drainage and water.

Postcode

NE66 2TZ

Local Authority

Northumberland County Council

Tel: 0345 600 6400

Council Tax

Band C - £1,943.02 - 2023/24

Tenure

Freehold

EPC Rating

Current Rating - E

Full report available upon request.

Viewing

Strictly by appointment with the selling agents.

Location

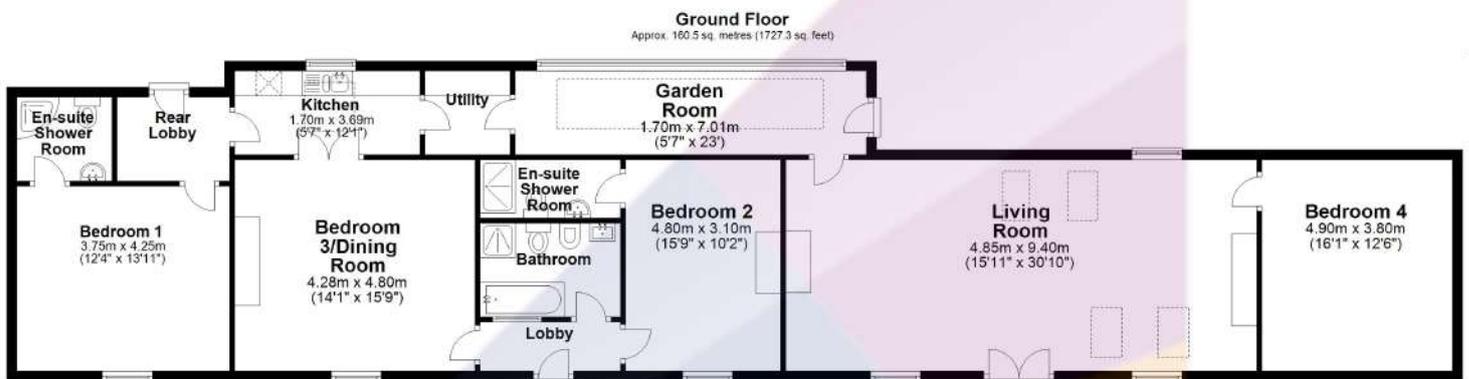
For detailed directions please contact the selling agents.

Details Prepared October 2023

Property Reference 83058941



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



Total area: approx. 160.5 sq. metres (1727.3 sq. feet)

Floor plan is approximate and is provided for visual reference only.
Plan produced using PlanUp.

The Forge, Eglington







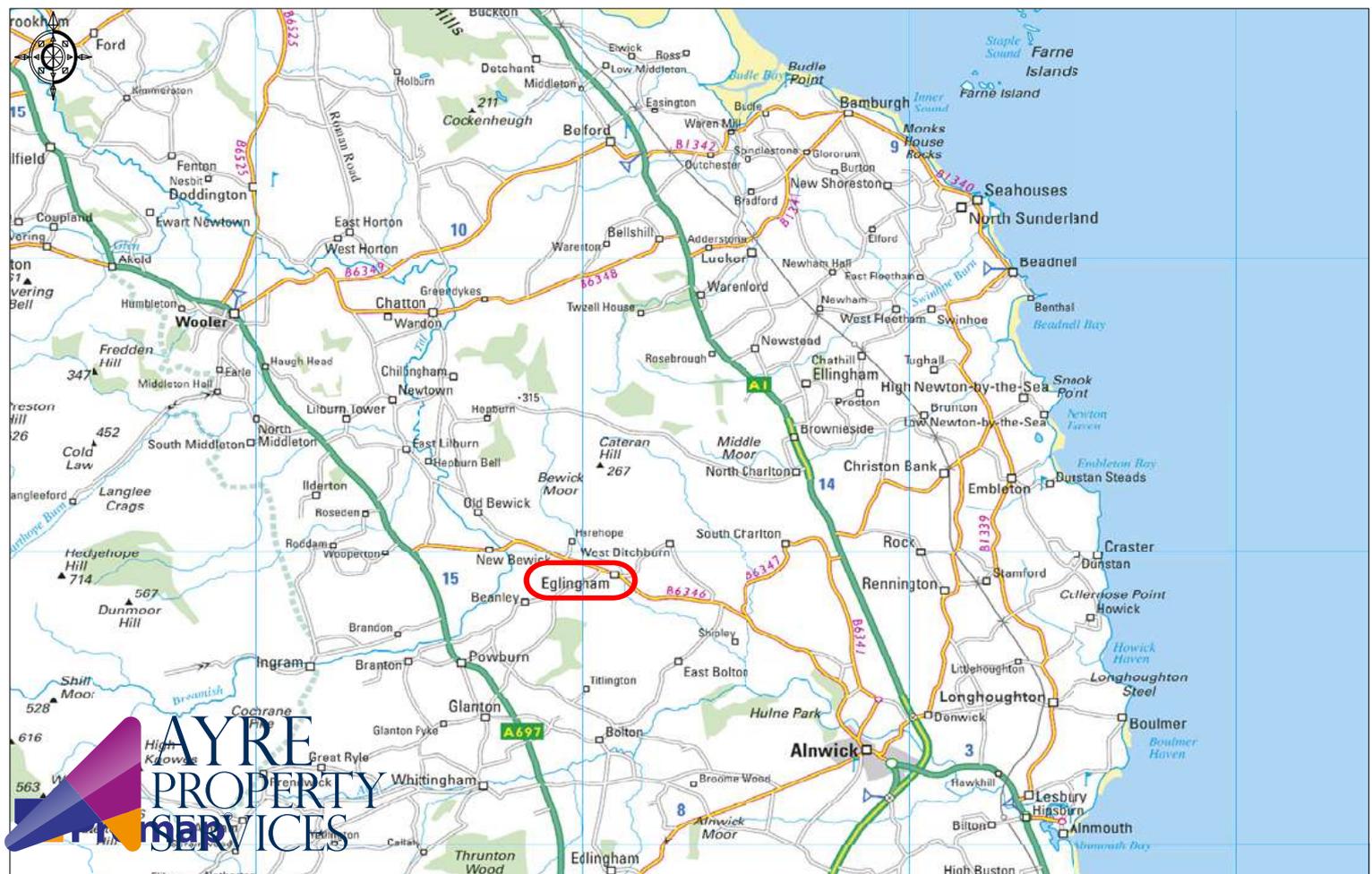












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