



2 Plough Square | | Powburn | NE66 4JW

O.I.R.O £179,000



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Situated within a quaint courtyard in the popular village of Powburn, this attractive cottage offers a charming countryside retreat in a picturesque Northumberland setting yet is only approximately eight miles from the bustling town of Alnwick.

Presented in immaculate condition, the property is currently operating as a successful holiday let, so it provides an ideal business opportunity but it would also make a comfortable permanent residence in a welcoming established community. Enjoying lovely views over the surrounding countryside, the cottage is perfectly placed for those who appreciate the outdoors and wish to explore the stunning landscapes, villages and attractions of Northumberland.

The neighbouring Plough Inn, which incorporates the Running Fox, provides residents and visitors with the opportunity to enjoy excellent local food and a welcoming village atmosphere.

Whether you are looking for an idyllic holiday home, a peaceful country retreat, a second home or a permanent residence, this delightful cottage offers a wonderful opportunity to enjoy the best of rural Northumberland.

Contact our Wooler office to arrange a viewing.

Entrance Hall

5'7 x 7'9 (1.70m x 2.36m)

Partially glazed stable entrance door giving access to the hall, which has stairs to the first floor landing and a large understairs cupboard. Wall mounted central heating boiler, a cloaks hanging area and a central heating radiator. Two power points.

Living Room

13'7 x 12'4 (4.14m x 3.76m)

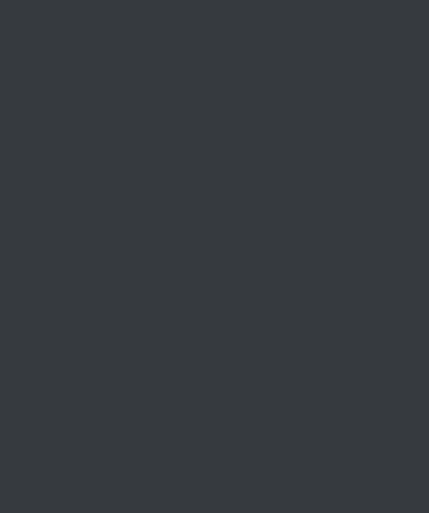
A good sized reception room with an attractive brick built open coal fireplace, with a stone mantelpiece and a slate hearth. Triple window to the front with a central heating radiator below. Four power points.

Kitchen/Breakfast Room

6' x 10'8 (1.83m x 3.25m)

Fitted with an excellent range of white shaker wall and floor kitchen units with wood effect worktop surfaces. Built-in oven, four ring ceramic hob with a cooker hood above. Plumbing for an automatic washing machine and space for a fridge freezer. Stainless steel sink and drainer below the double window to the rear, recessed ceiling spotlights and a central heating radiator. Seven power points.





Bathroom

5'7 x 7'8 (1.70m x 2.34m)

Fitted with a modern white three-piece suite which includes a bath with a shower and screen above, a wash hand basin below the double window to the front and a low-level toilet. Central heating radiator and recess ceiling spotlights. Heated towel rail.

First Floor Landing

6'7 x 5'9 (2.01m x 1.75m)

Double window on the stairs to the rear and a double window to the front. Central heating radiator and storage on the half landing into the eaves area.

Bedroom 1

10'9 x 12'5 (3.28m x 3.78m)

A double bedroom with a triple window to the front. Built-in double and single wardrobes, a central heating radiator and four power points.

Bedroom 2

11'11 x 10'7 (3.63m x 3.23m)

Another double bedroom with a built-in double wardrobe and a triple window to the front with a central heating radiator below. Four power points.

Outside

Gravelled parking area at the front of the cottage. There are two useful storage sheds offering excellent storage and a log store.

General Information

Full double glazing.

Full LPG central heating.

All mains services are connected except for gas.

All fitted floor coverings are included in the sale.

All furniture can be bought by separate negotiation.

Council tax band - Business Rates - Exempt.

EPC - E

Agency Information

OFFICE OPENING HOURS

Monday - Friday 9:00 - 17:00

Saturday- 9:00 - 12:00

FIXTURES & FITTINGS

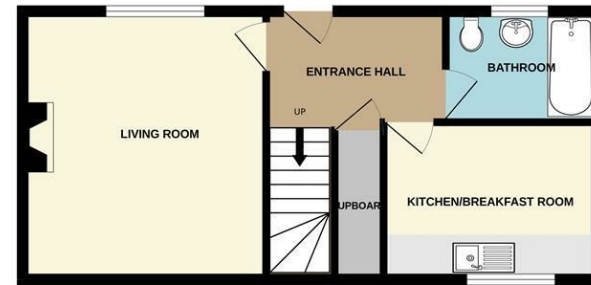
Items described in these particulars are included in sale, all other items are specifically excluded. All heating systems and their appliances are untested.

VIEWING

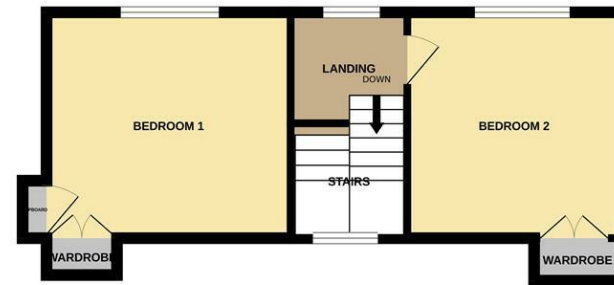
Strictly by appointment with the selling agent.



GROUND FLOOR
390 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA: 742 sq.ft. (68.9 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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Council Tax Band A

EPC Rating E

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(12 plus) A	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	39
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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