



BROOK COTTAGE

Ellingham | Chathill | Northumberland

Brook Cottage

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Brook Cottage is a charming stone-built detached cottage, tucked away at the edge of Ellingham village

Price Guide: Offers Over £675,000

Northumberland coast and beaches 7 miles, Alnwick 9.6 miles, Alnmouth train station 13 miles, Morpeth 28 miles, Berwick upon Tweed 23 miles, Newcastle upon Tyne 41 miles, Newcastle International Airport 43 miles (all distances are approximate)

- No Onward Chain
- Charming four bedroom stone-built cottage dating back over 200 years
- Beautifully refurbished while retaining original character features
- Stone terrace and beautifully established gardens
- Approx. 0.7 acre field offering exceptional lifestyle potential
- Peaceful village setting with excellent transport links



Sanderson Young Alnwick Office
35 Bondgate Without | Alnwick
Northumberland | NE66 1PR
gillian.greaves@sandersonyoung.co.uk
01665 600 170



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At over 200 years old, this 4-bedroom character filled property has been fully refurbished while retaining many original and traditional features. A much-loved family home for over a decade, Brook Cottage offers exceptional privacy within walking distance of the popular Pack Horse Inn pub, fantastic primary school and vibrant new village hall with community events. It is also in close proximity to the stunning Northumberland coast, and to the towns of Alnwick and Berwick. East coast mainline trains at Berwick and Alnwick provide direct access to London and Edinburgh and Newcastle airport is a 45 minute drive away.

The 0.7-acre field directly behind the cottage opens the door to numerous lifestyle opportunities—whether you envision a beautiful garden, space for children to play, substantial vegetable plot or a secure area for animals.



The garden with a gentle stream running through is a haven for wildlife with the opportunity to spot ducks, pheasants, owls, stoats, herons, birds of prey and occasionally deer, right from your doorstep.

The property has had a full refurbishment programme with works including: two cottage style composite front doors, two bathrooms, a Shaker style solid wood kitchen, a utility room, bespoke cabinetry and storage to the dining, reading and dressing rooms, a water treatment plant (compliant with the 2020 sewerage treatment regulations); an oil fired combi boiler, limestone floors, carpets, reconfiguration of the first floor, the addition of a terrace outside of the garden room and the acquisition of the field behind the house. It is also fully double glazed throughout.

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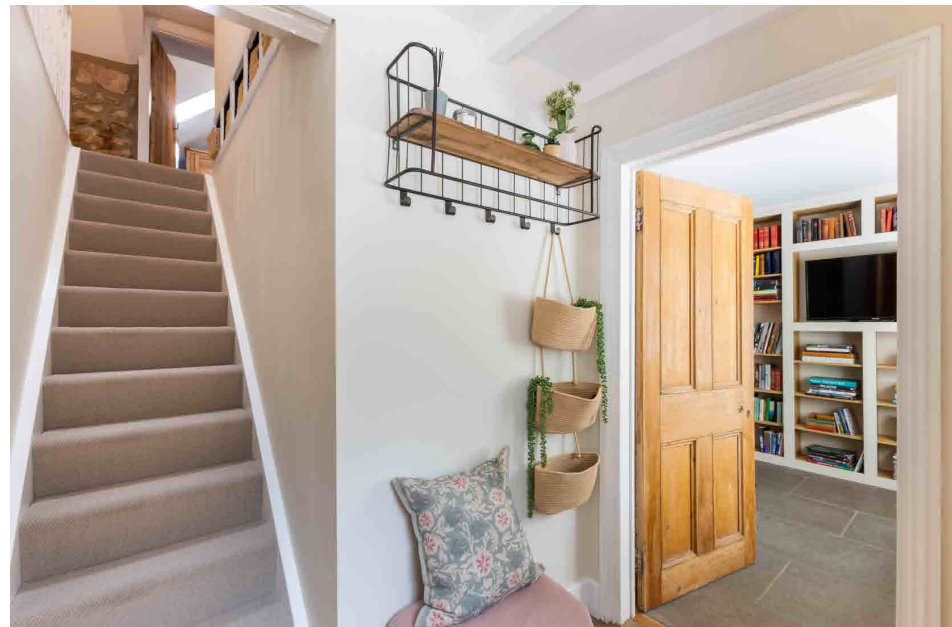
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The cottage features a stone inglenook fireplace in the kitchen, exposed stone walls, exposed beams, cast iron wood burning stoves, terracotta and limestone flagged floors, a combination of stripped pine and oak doors throughout and oak flooring.

Ground floor - Hallway with a central staircase to the first floor and doors to the reading room and kitchen/breakfast room | Fabulous farmhouse kitchen/breakfast room with a stone inglenook fireplace and Hunter cast iron wood burning stove - fitted with a range of solid wood shaker style cabinets, Silestone worktops and splashbacks, pull-out larder cupboard, a Belfast style sink with pullout tap, Rangemaster cooker with dual oven and induction hob, integrated wine fridge, full-height fridge, and integrated dishwasher. The kitchen has attractive recessed book shelves with exposed stone, beams to the ceiling, dual aspect windows, a window seat and traditional terracotta floor tiles | Side lobby giving access to the utility/boot room | Utility room and ground floor WC - fitted cabinets with solid wood oak worktops, plumbing for a washing machine with space for a dryer on the worktop above, combi boiler, under counter boot storage, Pulleymaid wall-mounted clothes airer, terracotta floor tiles, Velux window, WC, and ceramic sink with pull-out tap | Lovely reading room, a versatile reception space, with a limestone flagged floor, Stovax Sheraton 5 wide cast iron wood burning stove, beautiful exposed stone to the wall with recessed shelving currently used as a log store, bespoke media wall/bookcase and useful under stair storage cupboard | Formal dining room with a limestone flagged floor, superb bespoke cabinetry to one wall (made by a local cabinet maker) and incorporating solid oak worktop and pull out wine racks, a full height freezer and remote controlled mood lighting - the dining room has French doors to rear of the property, recessed shelving and exposed stone to the walls | Impressive garden room with windows overlooking the garden/stream and French doors opening to the stone terrace seating area, solid oak floors and an exposed stone wall.

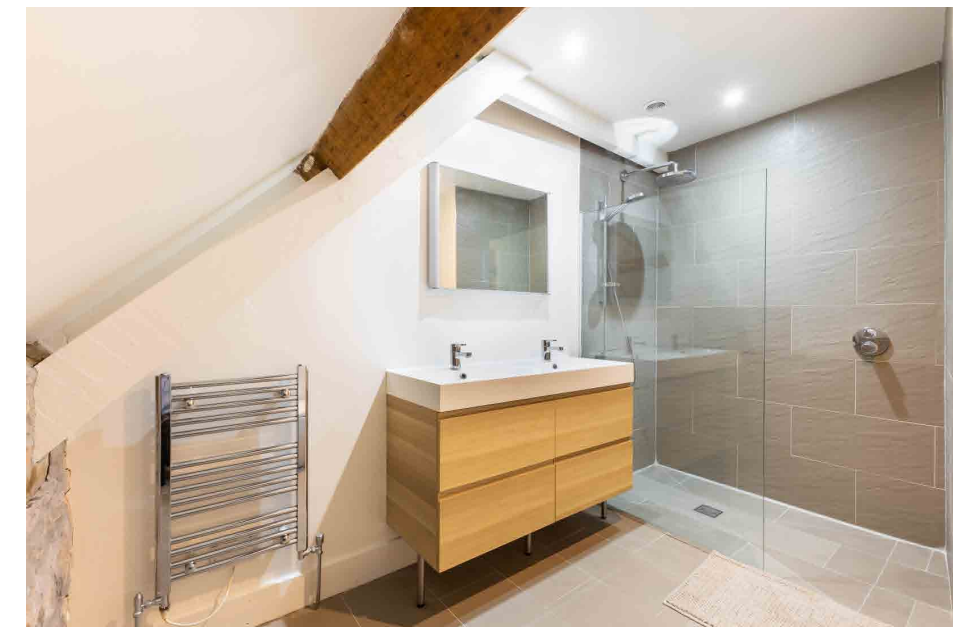


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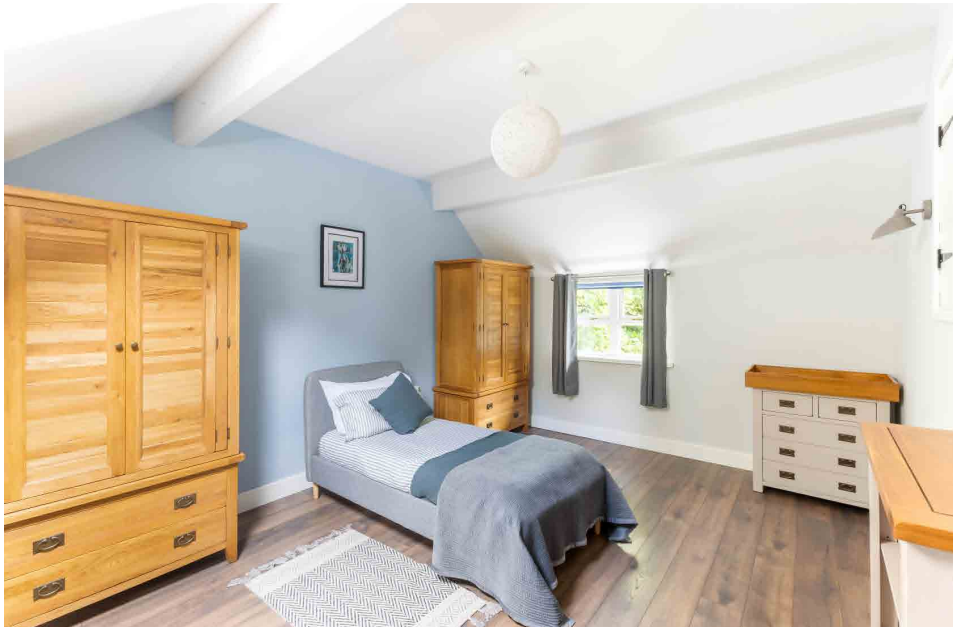


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First floor - First floor landing with a Velux window to the roof and doors leading to the main bathroom, the master bedroom (through a separate dressing room) and bedrooms two, three and four | Magnificent, spacious master bedroom with a full height vaulted ceiling, triple aspect windows overlooking the garden, stream and field, engineered oak flooring and access to a loft | Dressing room with bespoke oak and oak veneered wardrobes and cabinets with shelves | Excellent ensuite with a walk in mains shower with Hansgrohe fittings, twin wash hand basins set into a vanity cabinet, WC, thermal wall mounted mirror, under floor heating, neutral tiling | Large double bedroom, with a full height vaulted ceiling, dual aspect windows overlooking the garden and field, Velux window to the roof, and a raised storage cupboard | Double bedroom with a sash style window to the side and dormer window to the rear, access via a ladder to the loft, exposed beams and stone wall | Smaller double bedroom with a sash style window to the side and dormer window to the front, exposed stone and beams and a wood floor | Split level family bathroom (refurbished 2026) with a freestanding roll top bath with ball & claw feet, large quadrant shower enclosure with mains shower with a rainfall head and handheld shower attachment, Imperial Bathrooms sanitary ware, shower and taps and exposed beams.

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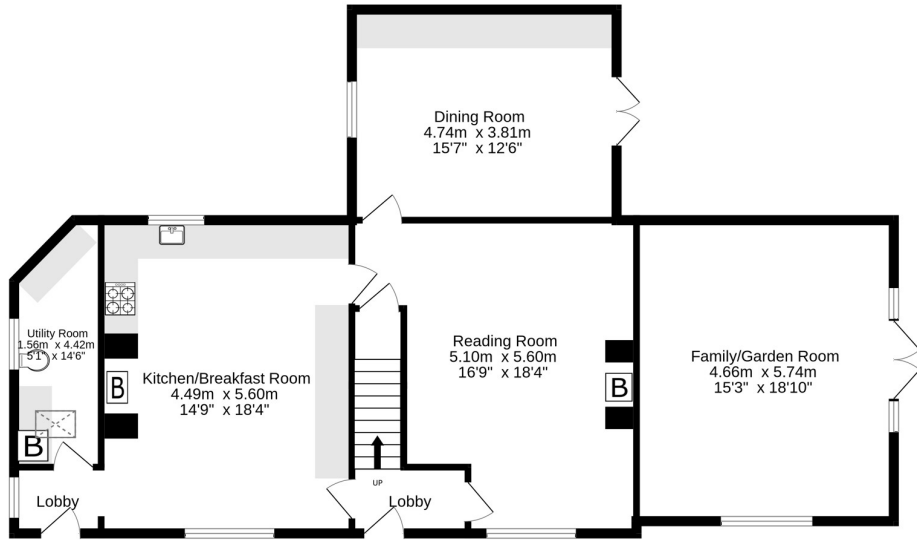


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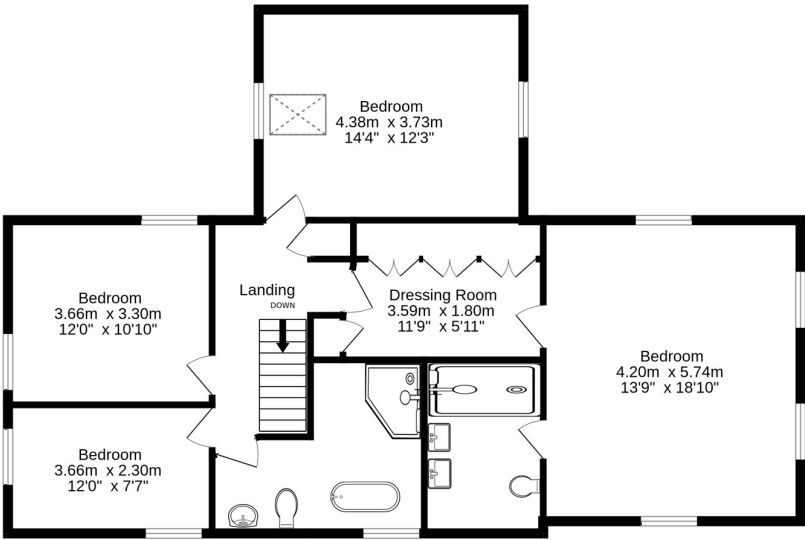


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Ground Floor
103.6 sq.m. (1115 sq.ft.) approx.



1st Floor
96.4 sq.m. (1038 sq.ft.) approx.



TOTAL FLOOR AREA : 200.0 sq.m. (2153 sq.ft.) 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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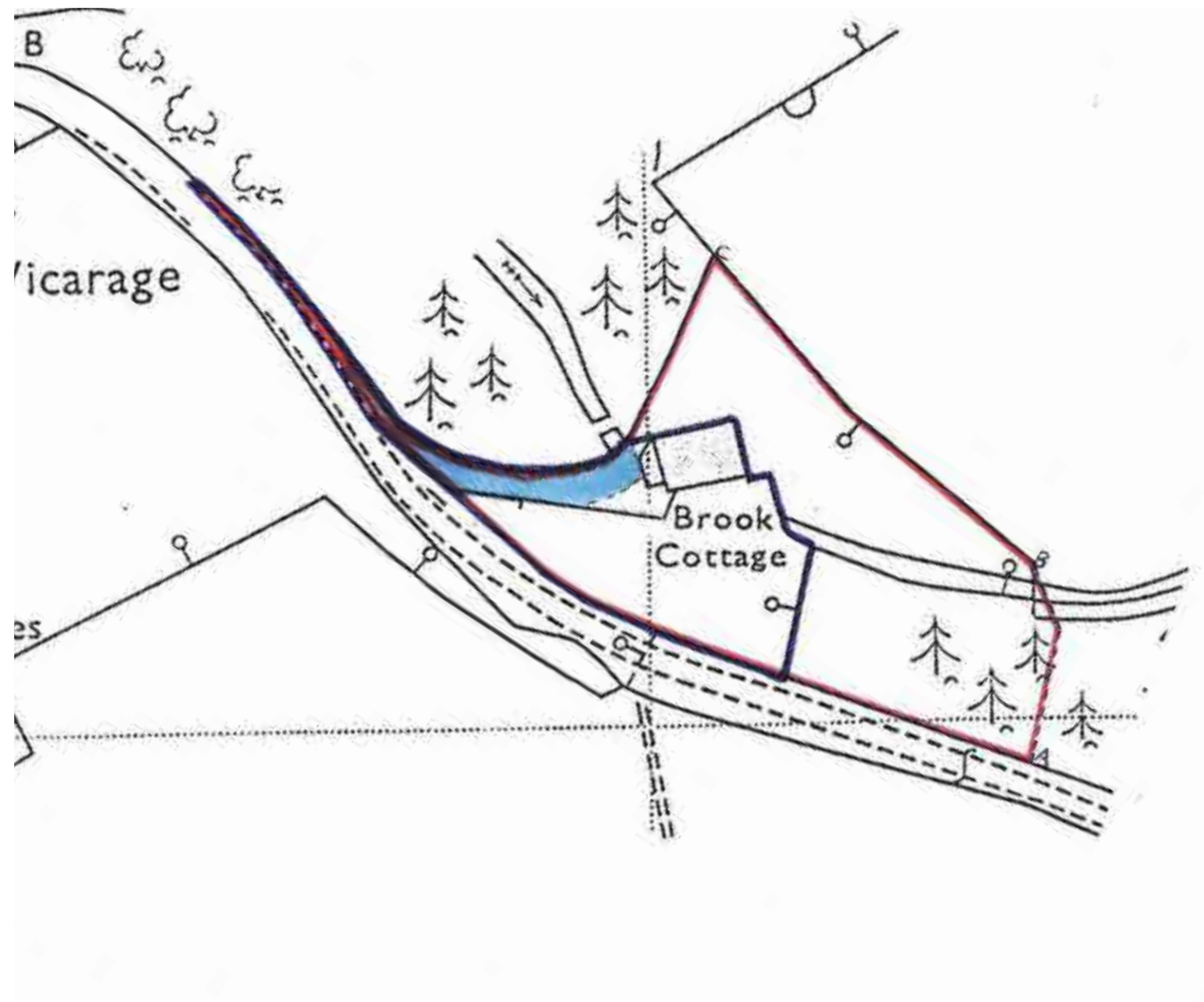
Externally - Brook Cottage has a lovely sheltered south and east facing front aspect overlooking the small burn, which runs under the decked terrace and driveway - the gardens are lawned with mature woodland to the boundaries, with a stone terrace to the eastern elevation, steps down to a smaller terrace overlooking the burn - to the western corner of the garden is a detached garden shed/store | Private driveway with parking for multiple cars| Access through the garden to an enclosed field of approx.0.7 acres.

AGENTS NOTE - There is a Public Right of Way across part of the driveway, skirting the side of the property and leading to a gated neighbouring field and land.

Services: Mains electric and water, private drainage and oil fired central heating | Tenure: Freehold | Council Tax: Band E | EPC: D



BROOK COTTAGE - HOUSE & GARDENS



BROOK COTTAGE - FIELD



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SANDERSON
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Sanderson Young Alnwick Office
35 Bondgate Without | Alnwick
Northumberland | NE66 1PR
gillian.greaves@sandersonyoung.co.uk
01665 600 170