



1 Church Road

Rennington

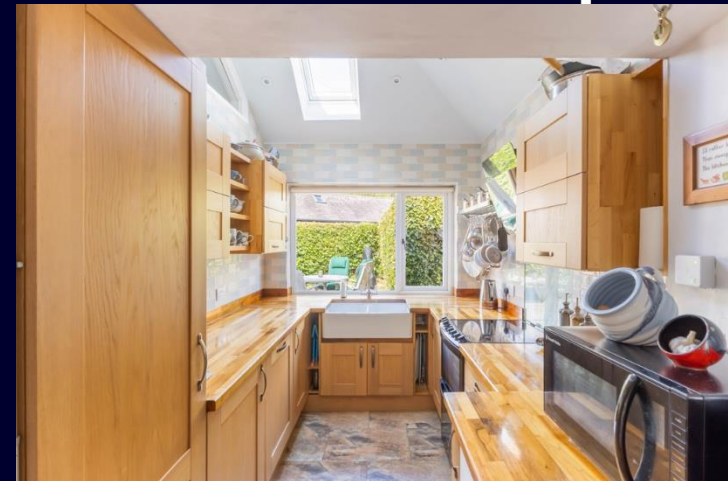


1 Church Road, Rennington, Alnwick, Northumberland, NE66 3RT

A RARE OPPORTUNITY FOR A TRADITIONAL NORTHUMBERLAND DETACHED STONE COTTAGE (CIRCA 1890) WITH 0.43 ACRES OF BEAUTIFULLY LANDSCAPED GARDENS, WITH MIXED HEDGING PROVIDING COMPLETE PRIVACY, A GATED DRIVEWAY FOR 7-8 VEHICLES AND THREE DETACHED TIMBER & STONE OUTBUILDINGS - A superb three bedroom, detached cottage located in the centre of Rennington village, offering a unique lifestyle opportunity for those buyers seeking large gardens and outbuildings/stores, potential self-sufficiency in fruit and vegetables all year round, and energy efficiency. Viewing essential to appreciate the versatility the grounds and buildings offer.

An excellent traditional stone cottage, well maintained and further improved by the current owners over the last 13 years. The three bedroom cottage has further development potential (subject to normal planning consents) to extend and create a larger dwelling and more bedrooms, given it is located in a generous 0.43 acre garden site. Works include; new double glazed windows and exterior doors (2014), retiled and felted & installation of Velux windows to Byre and Store Rooms (2014), installation of power and lighting to all stone out buildings (2014) Cottage re tiled and felted and Solar Panels fitting "including guaranteed FIT payments for 25 years" (2015), Cottage completely rewired (2017), redesign of flat roof to match existing cottage roof and addition of portico entrance (2017), repointing in traditional lime mortar of cottage and all stone out buildings completed in (2021) number of new radiators fitted and all heating pipework replaced (2015/16), new oil boiler fitted (2024) new guttering & cast iron pipework refurbed to the outbuildings, inglenook fireplace in the sitting room opened up and chimney swept annually.





Detached cottage

A well presented and maintained, three bedroom single storey cottage, with oak internal doors, uPVC double glazed windows and composite doors - the cottage has been further improved by the vendors with the replacement of the former flat roof to the kitchen and bathroom, with a superb pitched roof with full height vaulted ceilings, Velux windows, feature internal glazing and a stylish portico entrance and hallway.

Reception hallway with a full height vaulted ceiling, cloaks area, porcelain tiled floor and two high level feature glazed windows to the kitchen and bathroom | Well appointed family bathroom with full height ceiling and Velux window- dual controlled Mira Platinum walk in shower, large glass panel, Rainfall head and hand held shower attachment, central bath, wash hand basin in a vanity cabinet, bidet and WC - the bathroom has wall mounted cabinet storage and twin chrome ladder radiators (one dual fuel) | Galley style kitchen that opens to the dining room - the kitchen is fitted with a range of bespoke handmade cabinets with solid wood worktops, with a double Belfast style sink, space for a cooker, and integrated fridge and dishwasher - full height ceiling with a Velux window to the roof and window overlooking the front stone terrace seating area | Dining room with a window to the side, and original butchery hooks to the ceiling - doors lead to bedrooms two and three | Fabulous sitting room with a stone inglenook fireplace, stone hearth and cast iron multi-fuel stove - windows and a door open to the gardens and a door leads to the main bedroom | Double bedroom one with an extensive range of free standing wardrobes and storage to one wall, and a window overlooking the garden | Double bedroom two, accessed from the dining room and currently used as a study, and guest bedroom utilising a double sized sofa bed, has a double door built in heated wardrobe/airing cupboard and window overlooking the garden | Single bedroom three is currently used for storage with freestanding wardrobes and storage to one wall.

Guide Price £635,000





Stone former Cow Byre

Detached stone built outbuilding with a slate roof, formerly the cow byre, now used as a large laundry and store - the original stalls and cobbled floor have been retained | The Byre has been re-rendered internally using lime mortar and whitewashed, roof completely replaced and two Velux windows added | Power and water installed | Original pigsty yard area leads out of the Byre, with a stone wall to the boundary | To the external wall of the Byre are four stores all with electricity - Coal house, Larder, Wine store & Log store.

Stone Workshop

Large detached stone workshop, this predates the cottage, with a red pantile roof | Double doors to the front, original window openings to three elevations and rendered and white washed internally, many original features including joiners workbench and vices still in use | Power, lighting and housing the oil tank. Timber Garage





Large detached timber garage, with space for 4-6 cars, incorporating a small internal hen house/children's Den | Steel corrugated roof, two sets of double doors, full height windows to one side and a door opening to the Orchard | No power.

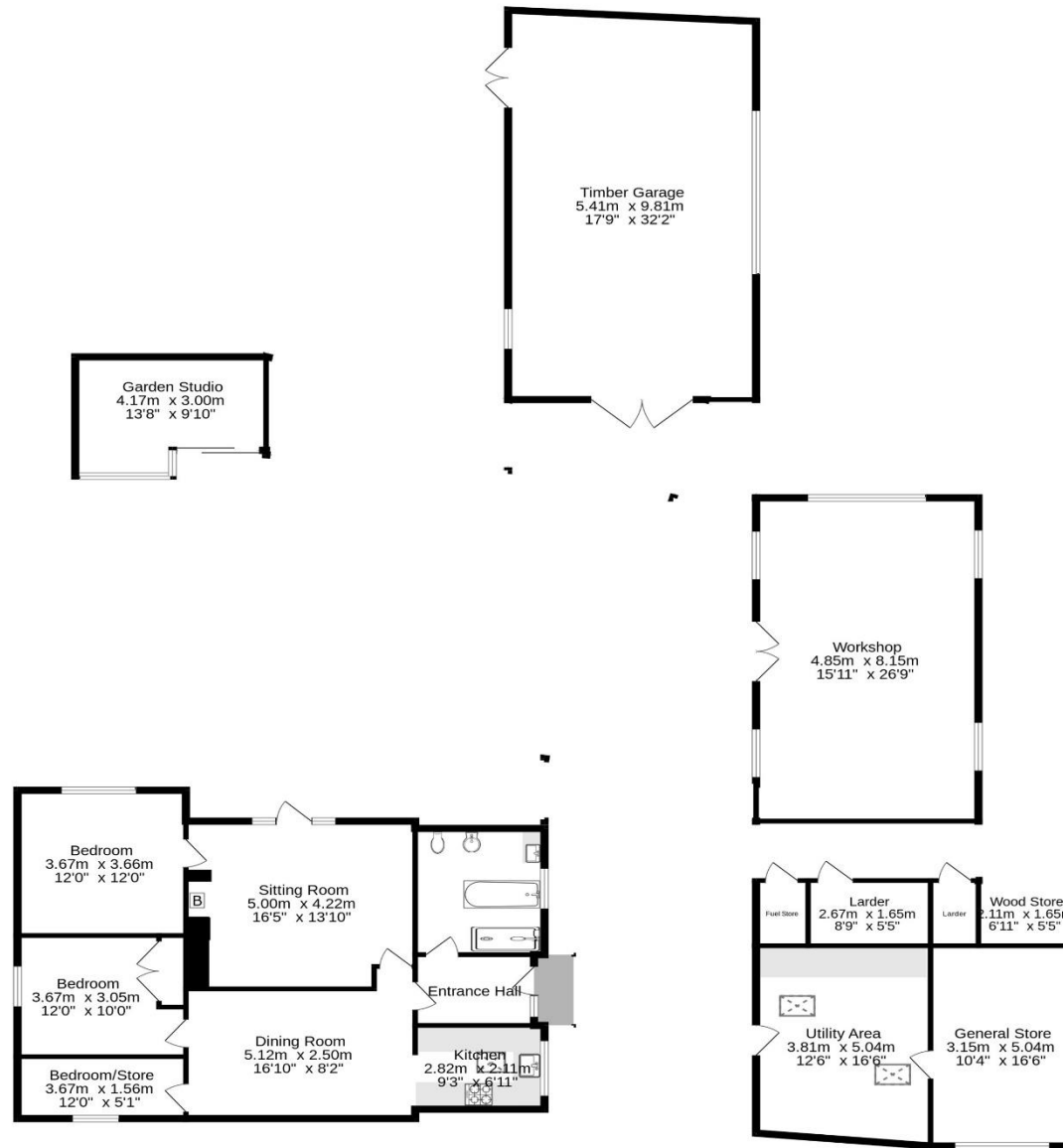
Gardens - The stunning gardens have been designed and planted to allow for year round self sufficiency, with large Orchards, twelve vegetable beds, soft fruit bushes, edible hedges, and 4 x 1000l water butts with an irrigation system in place. The garden has also been designed to enjoy and relax in, with reclaimed stone terraces, an attractive water feature & pond, designated BBQ area, and separate Studio/Garden office, 2 greenhouses with additional water butts. Mature established planting includes; cooking & eating apples, Conference, Williams and Comice pears, two varieties of plum, eating and cooking cherries, three varieties of rhubarb, blackcurrants, redcurrants, three varieties of gooseberries, fig, elderberry & damson trees, strawberry & raspberry beds, and an edible hedge comprising sloes, hazel and wild plum.

Studio/Home office - An excellent 'Dunster House' 4.3m x 3.3m timber 'Helena' Garden office, constructed in Nov 2020, with fully insulated walls, floor and roof, power connected, lighting and heating provided by free standing units, and double glazed windows and patio doors

Rennington village is set within the heart of the fabulous North Northumberland countryside having a pub, Church and an active Village Hall, it is ideally positioned for excellent access to both Northumberland's Heritage coastline and the stunning National Park. Alnwick town lies just 3 1/2 miles to the south west, offering an excellent range of local services and amenities including theatre/cinema, leisure centre and schooling for all ages. The property is 4 1/2 miles from Alnmouth East Coast Mainline Station, and the A1, approximately 2 miles away, with excellent transport links to Newcastle and London's Kings Cross to the South and Berwick and Edinburgh to the North.

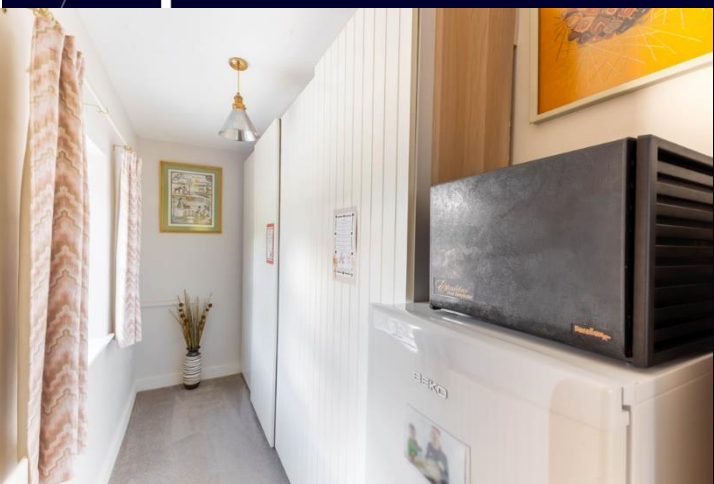
Services: Mains Electric, Water & Drainage | Oil Central Heating | Tenure: Freehold | Council Tax: Band D | EPC: D

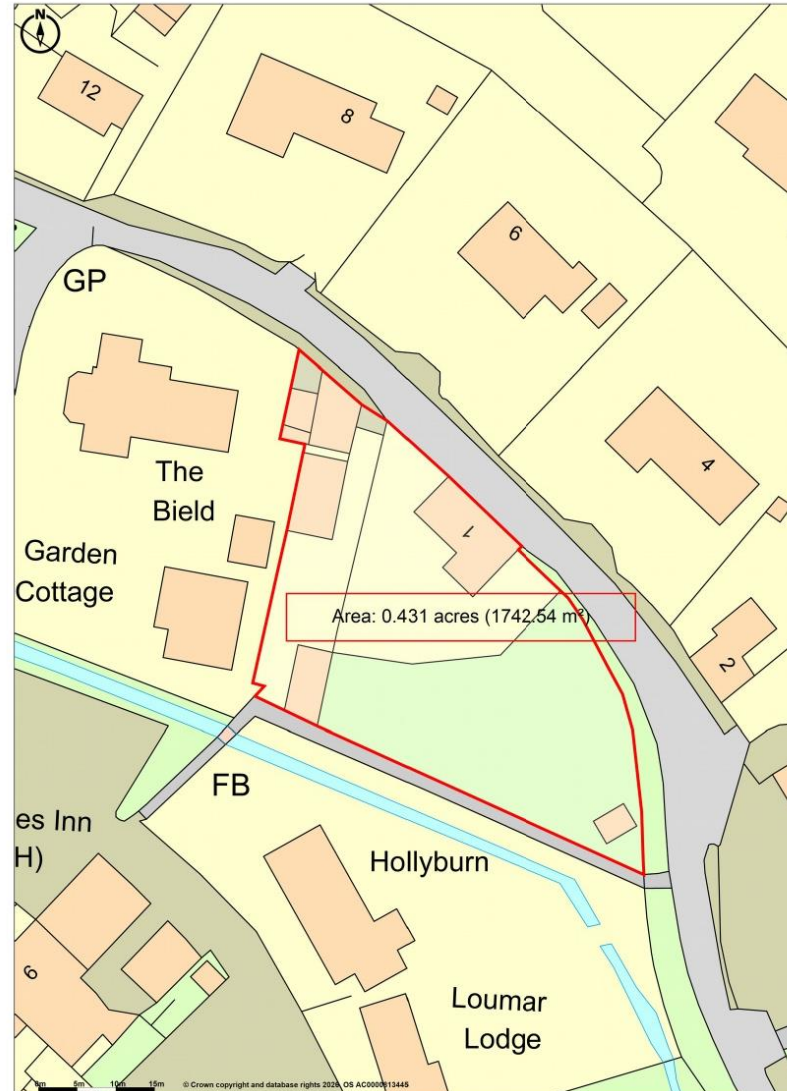
Ground Floor
263.2 sq.m. (2833 sq.ft.) approx.



TOTAL FLOOR AREA : 263.2 sq.m. (2833 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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LANDMARK INFORMATION

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