Cahore Cottage

Newhouses Farm, Felton



Cahore Cottage, Newhouses Farm, Felton, Northumberland, NE65 9QD

FOUR BEDROOM STONE BARN CONVERSION - A superb and well presented four bedroom, stone barn conversion located in the Newhouses former farm steading on the outskirts of West Thirston & Felton, with easy access to the A1 trunk road and the coast - gated block paved driveway for 3-4 cars, and a lovely rear garden with open aspect views over the adjoining fields & countryside. No Upward Chain.

The excellent family home was converted around 20 years ago by the current owners, with more recent updating to include redecoration throughout, a new bathroom/WC and jack and jill ensuite shower room/WC in 2023, and new Velux windows added to the two first floor bedrooms and bathroom. The property is one of seven individual dwellings, with the original farmhouse, three barn conversions, one detached cottage, and two semi detached stone houses.

The stone conversion offers generous accommodation to two floors, with two ground floor bedrooms, and two bedrooms to the first floor - ideal for those buyers single storey living, with additional space for guests and family to stay. Original features retained include the stone byre arches and exposed stonework to the internal walls, with additional traditional features of exposed beams, oak internal doors and a cast iron wood burning stove in the sitting room.

Ground floor - Entrance into the family kitchen/breakfast room | Impressive kitchen fitted with a range of cabinets and a large central island. with integrated double oven, microwave, dishwasher and space for an American style Fridge/freezer | Versatile dining/reception room that is open plan to the kitchen, with French doors opening to the rear terrace and garden and a staircase to the first floor | Step down into the sitting room with two stone byre arched window sand door to the front courtyard - cast iron wood burning stove and a latch door to a ground floor bedroom | Generous double bedroom with a stone byre arched window and space for bedroom furniture.













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First floor - First floor landing with a window to the front elevation | Large double bedroom three with dual aspect windows to the front and rear, Velux window, and space for bedroom furniture | L shaped bedroom four, currently used as a study/dressing room with a Velux window to the roof | Family bathroom with a bath, separate shower, WC and wash hand basin - Velux window, chrome ladder radiator and neutral tiling.

Externally - Cahore Cottage is approached via timber gate, to a large block paved courtyard with parking for 3-4 cars | To the rear is a extensive lawned garden, with a stone terrace seating area, decked terrace to the corner, and a large timber shed/workshop for storage | Lovely rural views and an open aspect.

Approx. distances - Felton 1 mile | Alnwick 10 miles | Morpeth 10 miles | Newcastle upon Tyne 25 miles

AGENTS NOTE - the property is currently served by a shared private drainage system which does not comply with 2020 legislation/regulations - it has been agreed that an upgrade to the current system will be underway or contracted before completion..

Services: Mains Electric, Gas & Water | Shared Septic Tank | Gas Central Heating | Tenure: Freehold | Council Tax: Band F | EPC: C | Annual Estate Charge: £480 between 5 residents

Price Guide: Offers Over £585,000





Total area: approx. 179.3 sq. metres (1929.5 sq. feet)













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