



Northumberland
Properties

Burnfoot Cottages, Netherton
£350,000





Burnfoot Cottages

Netherton, Morpeth

Council Tax band: B

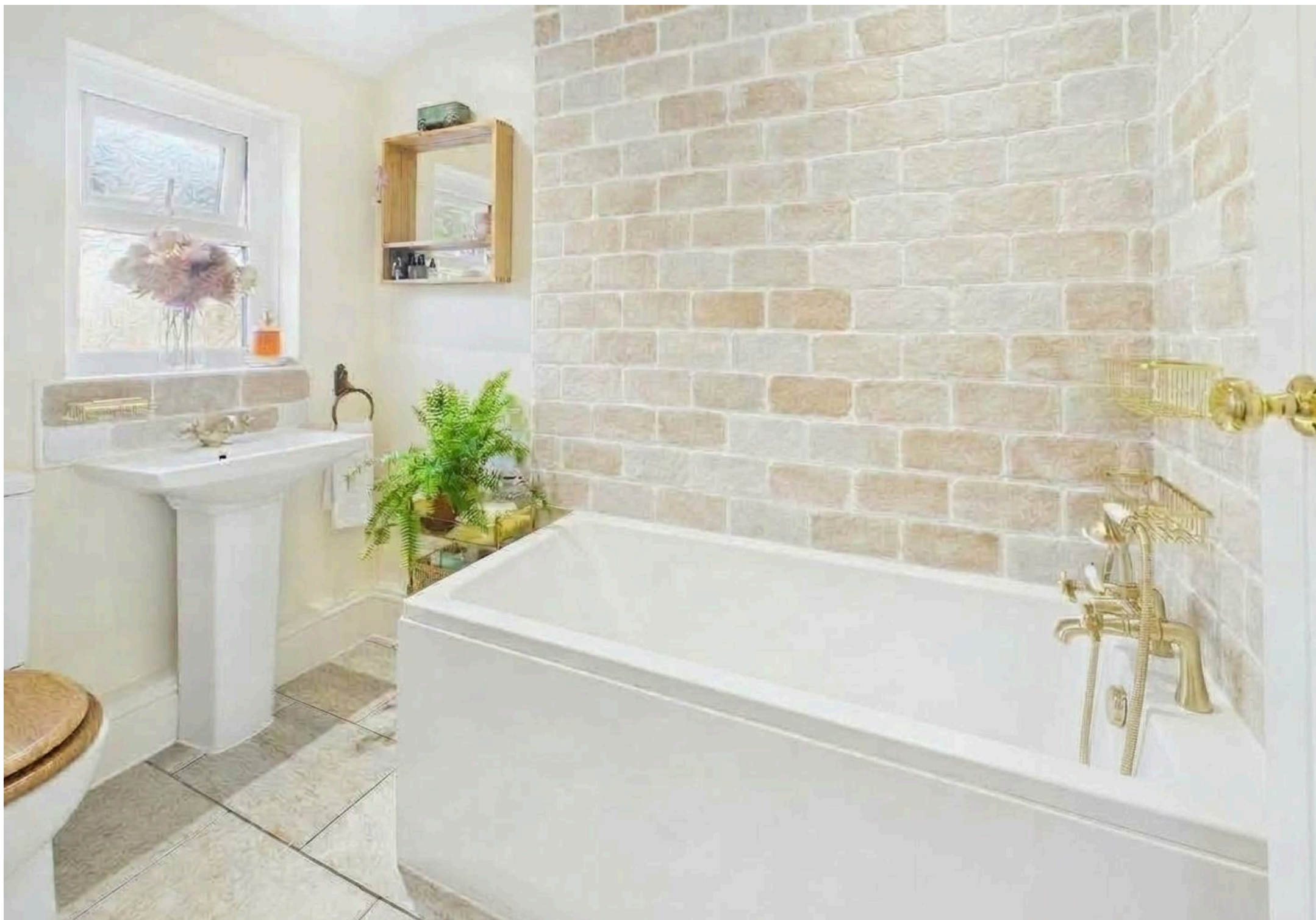
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Beautifully presented three-bedroom stone cottage
- Separate one-bedroom stone-built annex
- Excellent income potential from holiday or short-term letting
- Generous private gardens to both properties
- Ample private parking
- South-facing, light-filled living room with log-burning stove
- Character features including exposed beams and vaulted ceilings
- Peaceful setting surrounded by the stunning Cheviot countryside

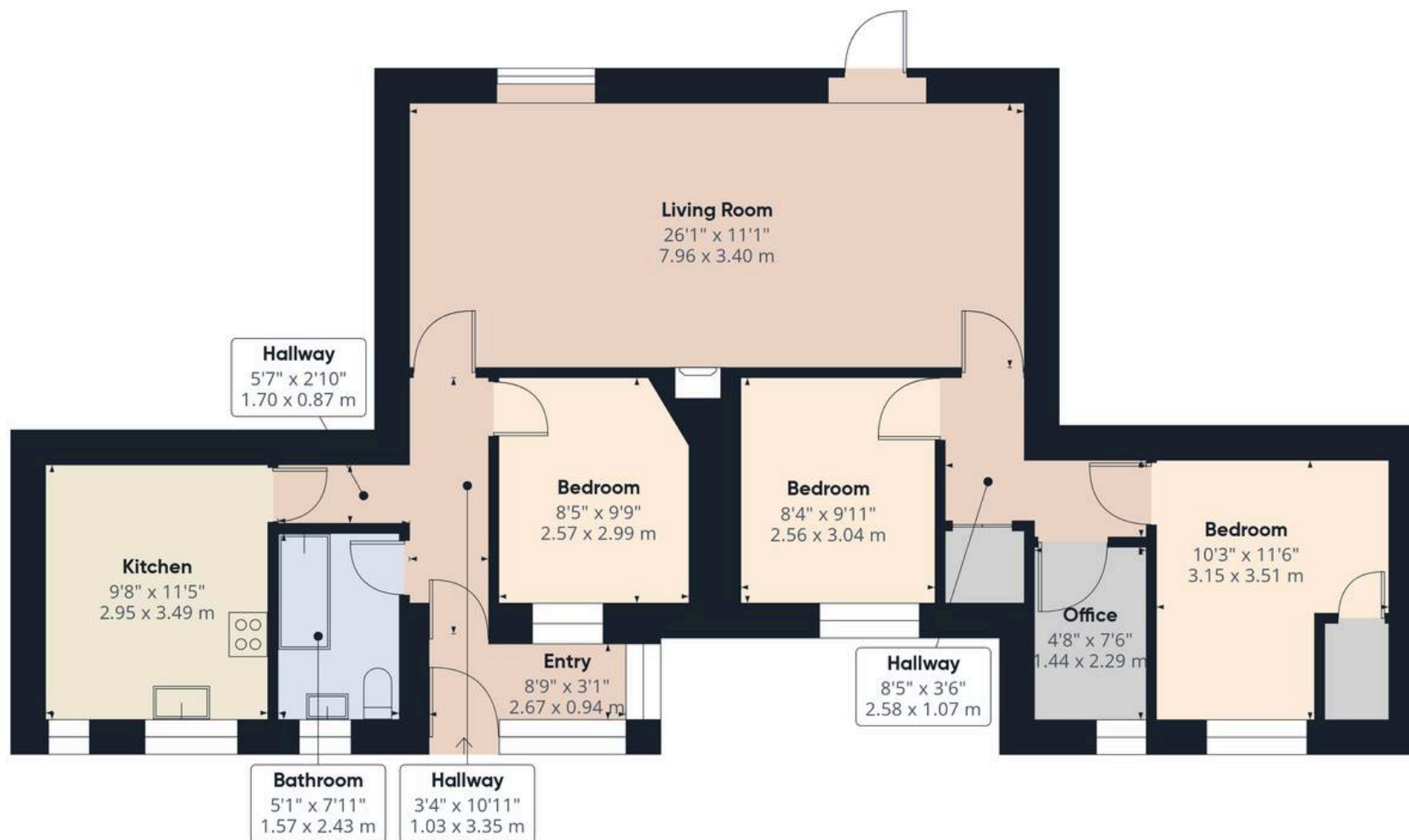












First Floor Building 1

Approximate total area⁽¹⁾

901 ft²

83.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Bathroom
6'4" x 9'6"
1.94 x 2.91 m

First Floor Building 2

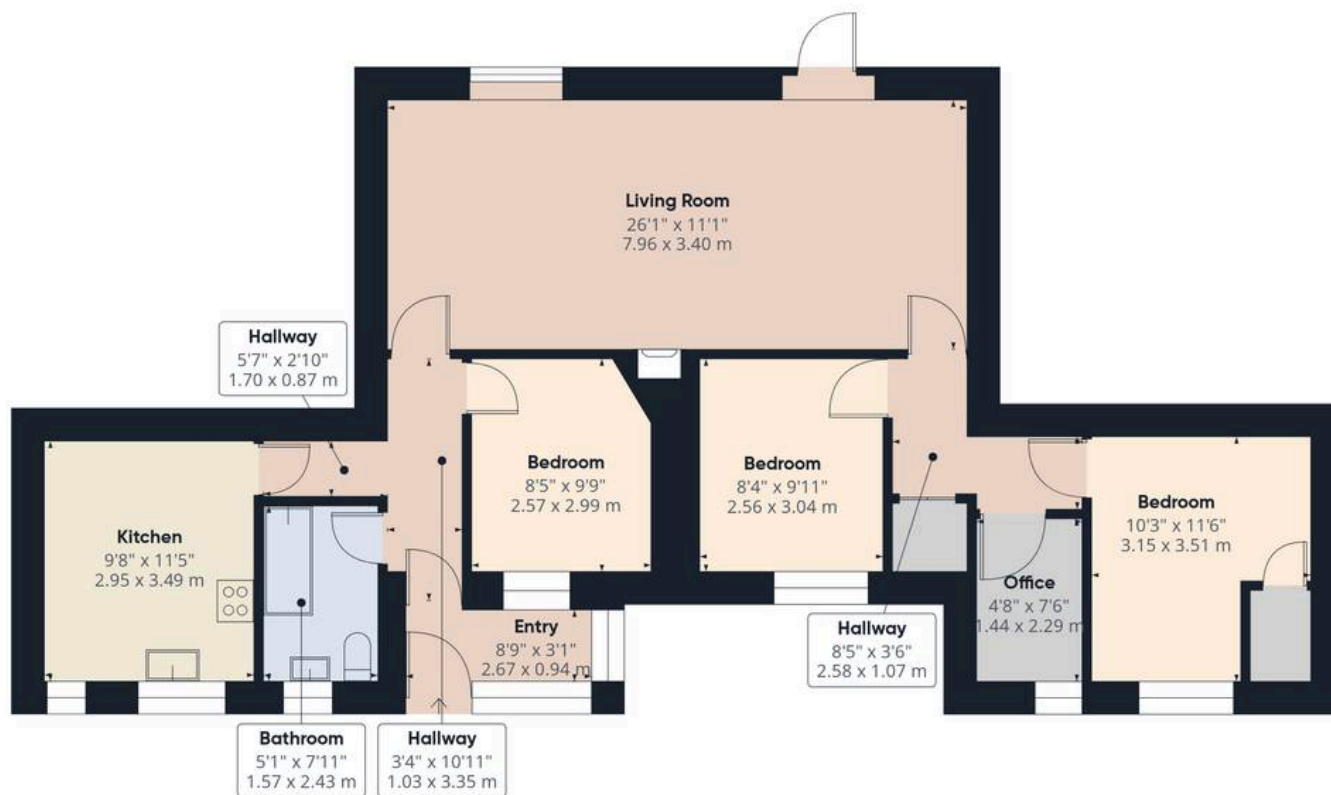


Approximate total area⁽¹⁾
438 ft²
40.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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First Floor Building 1



First Floor Building 2

Approximate total area⁽¹⁾

1400 ft²

130 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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An exciting opportunity to acquire a beautifully presented three-bedroom stone cottage, together with a separate stone-built one-bedroom annex, set within generous gardens and ample private parking. Offering an increasingly sought-after combination of character, versatility and income potential, both properties are immaculately presented and ready to move straight into. The separate annex provides an excellent opportunity for those looking to generate an additional income stream, whether as a holiday let, short-term rental or guest accommodation, whilst also offering flexibility for family and friends.

Situated in the peaceful village of Netherton surrounded by some of Northumberland's most beautiful countryside. Nestled between the Cheviot Hills and the River Coquet, Burnfoot is close to the Northumberland National Park and the spectacular landscapes for which this part of the county is renowned. The area is a haven for nature lovers, walkers and those seeking a slower pace of life, with rolling hills, open countryside, peaceful valleys and an abundance of wildlife all close at hand. The Cheviots offer miles of wonderful walking and cycling routes, dramatic scenery and a genuine sense of escape, whilst the surrounding area provides easy access to Rothbury, Alnwick, the Northumberland coast and a wealth of historic and cultural attractions.

Utilities:

Heating - Oil Central Heating & log burning stove

Electricity - National Grid

Water - Direct Mains Water

Sewerage - Septic Tank



Northumberland Properties

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