



# Granary Cottage

7 Netherton South Side, Netherton



## Granary Cottage, 7 Netherton South Side, Netherton, Morpeth, Northumberland, NE65 7EZ

**A lovely, two bedroom stone conversion, enjoying a superb position in an attractive courtyard setting, towards the edge of the Northumberland National Park in the rural village of Netherton, approx. 6 miles west of Rothbury - with a beautiful mature and well stocked, open south facing cottage garden, courtyard parking and a single garage located in a block.**

The charming mid terrace stone cottage, part of a former Farm Steading, has excellent accommodation set over two floors, retaining many character features including beams to the sitting room and bedroom vaulted ceilings, exposed stonework to the walls, a stone chimney breast with a cast iron stove, and a limestone floor - the cottage is positioned adjacent to the original Farmhouse, with the garden to the rear being open plan with the other cottages of Netherton Southside. Over the last 5 years the garden has seen new planting of fruit trees, adding to the already well maintained and established cottage garden with beautiful wisteria, plum and apple trees, and mature shrubs and borders.

Ground floor - Entrance porch with a limestone tiled floor | Fabulous versatile, reception room with a multi fuel cast iron stove inset to the stone chimney breast, beams to the ceiling and a limestone floor with electric underfloor heating - there are dual aspect windows and a door opening to the rear garden | Lovely galley style kitchen fitted with a range of wood cabinets, with granite worktops and Integrated appliances; electric hob with extractor, oven, fridge/freezer, washing machine and dishwasher | Inner hallway area with an oak staircase to the first floor.





First floor - First floor half landing, there is a vaulted ceiling with an exposed stone wall and bespoke oak shelving | Excellent natural light to the first floor landing from the Velux windows to the roof, and a built in storage cupboard | Generous main bedroom with a vaulted ceiling with exposed beams and fitted wardrobes, providing excellent storage | Second good sized single bedroom with exposed beams | Bathroom with a bath and separate shower, WC and wash hand basin - the bathroom is fully tiled with electric underfloor heating, and Velux windows to the vaulted ceiling.

Externally - The property is accessed from the main courtyard, down a short pathway adjacent to the paddock | Within the courtyard is a single garage within a block of three, with allocated parking to front - Further residents parking is available within the courtyard | The stunning south facing rear garden is an open cottage style garden, with stone flagged paths, mature well stocked borders, lawn and fruit trees.

Approx. distances - Alwinton 5 miles - Rothbury 6.5 miles - Whittingham 6.2 miles - Alnwick 14 miles - Morpeth 22 miles

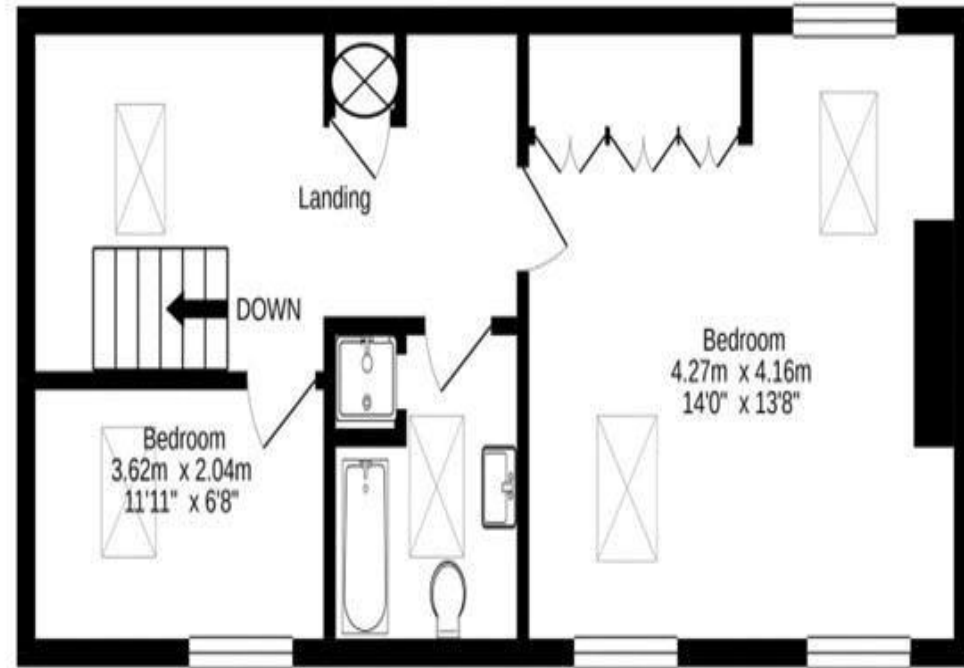
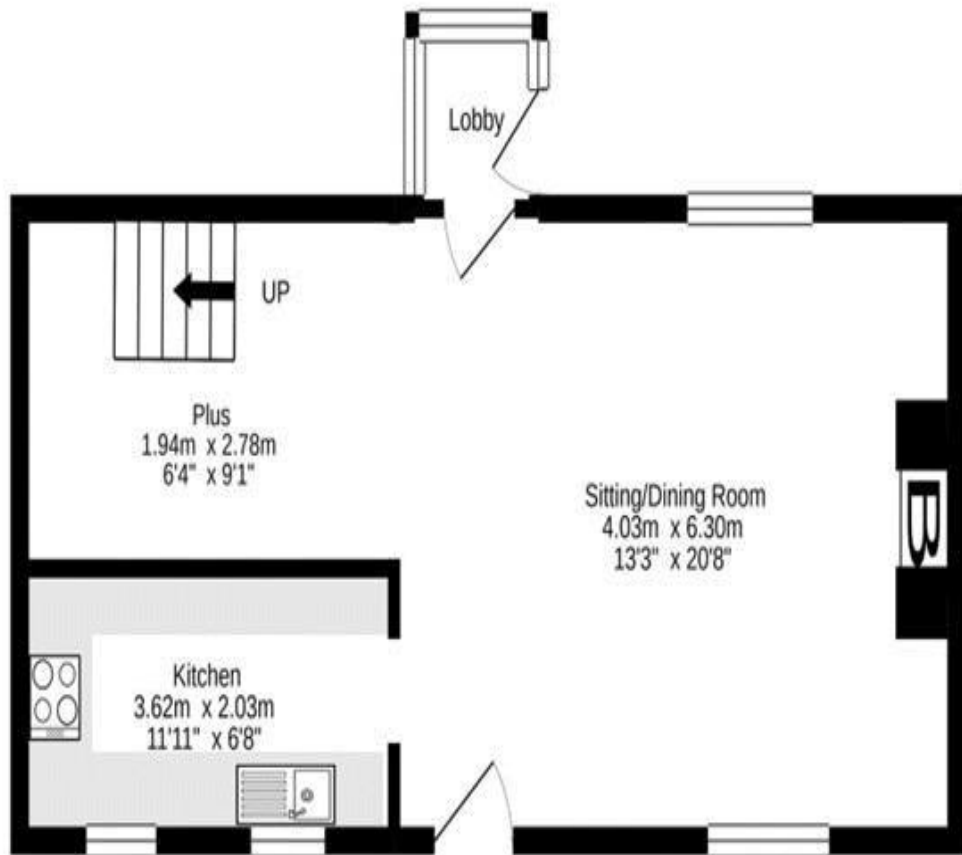
Services: Mains Electric, Water & Drainage | Electric Storage Heaters & Underfloor Heating to ground floor | Tenure: Freehold | Council Tax: Band D | EPC: D

**Guide Price £239,950**



# Ground Floor

# 1st Floor



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.



SANDERSON  
YOUNG

Alnwick Office  
35 Bondgate Without | Alnwick  
Northumberland | NE66 1PR  
[alnwick@sandersonyoung.co.uk](mailto:alnwick@sandersonyoung.co.uk)  
01665 600 170