

SIGNATURE

NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





📍 Burnfoot Cottages, Morpeth NE65 7EY

Burnfoot Cottages, Morpeth NE65 7EY

Asking Price
£375,000

Signature North East is delighted to present this exceptional investment opportunity, comprising TWO CHARMING COTTAGES: a three-bedroom mid-terrace cottage and a recently renovated detached one-bedroom cottage currently operating as a highly successful 5-star rated holiday let with bookings secured into next year, offering immediate income potential. There is an additional outbuilding too for extra storage as well as allocated parking for the 1-bed holiday cottage and additional off street parking for the 3-bed cottage. There is also a pod which has heating in front garden of the main cottage, ideal as an office or space to relax.

Both properties benefit from their own private gardens and independent amenities, including kitchens and bathrooms, providing flexible living arrangements ideal for multi-generational living, holiday letting, or investment purposes. Situated in the peaceful countryside location of Netherton, the property offers a unique lifestyle opportunity.

The main cottage has been thoughtfully renovated whilst retaining its charming character features. Internally, the property offers bright and spacious accommodation, including a welcoming living room with French doors opening onto the private garden, creating a seamless connection between indoor and outdoor living. The recently fitted kitchen provides ample storage and dining space, while the three well-proportioned bedrooms offer comfortable family accommodation, with the principal bedroom benefitting from its own dressing room.

To the rear, the detached one-bedroom cottage has been finished to an exceptional standard and currently operates as a popular holiday let. Beautifully styled throughout, the cottage offers a cosy yet modern feel, perfectly suited for guests seeking a countryside retreat.

Externally, both properties enjoy their own private outdoor spaces, alongside stunning surrounding countryside views, creating a peaceful and secluded setting.

Externally, to the rear of the residence, you will unveil a spacious back garden predominantly adorned with a lush lawn. A decking area enhances the outdoor space, providing an ideal setting for outdoor furniture. The garden features a pod equipped with electricity and heating, offering a versatile space for various activities. Additionally, the back garden presents breathtaking countryside views. Ample off-street parking is also provided with this property.

Transitioning to the detached cottage, recently renovated just last year, you'll find a warm and inviting living room, dining area, and a well-appointed kitchen. The room is enhanced by a snug log burner, adding a touch of coziness. The newly installed bathroom features a bathtub, shower, toilet, and hand basin, offering modern convenience. Additionally, a generously sized bedroom completes the accommodation of this charming cottage.

Externally, this property presents a spacious back garden, providing abundant room for your preferred outdoor living furniture.

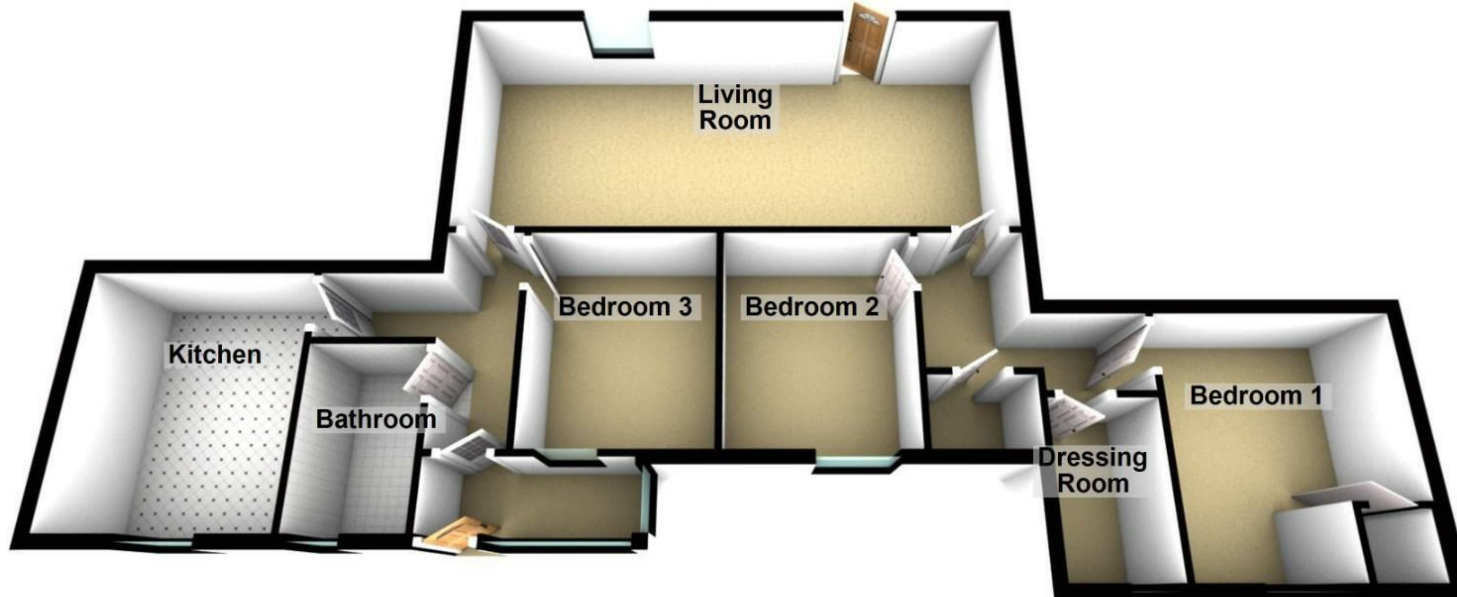
PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.



PROPERTY FLOORPLAN

Ground Floor

Approx. 87.9 sq. metres (946.4 sq. feet)



Total area: approx. 87.9 sq. metres (946.4 sq. feet)

Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.
Plan produced using PlanUp.

Measurements:

Living Room
24'10" x 11'1"

Kitchen
11'4" x 9'10"

Bedroom One
11'5" x 10'4"

Dressing Room
7'7" x 4'9"

Bedroom Two
9'10" x 8'5"

Bedroom Three
9'10" x 8'5"

Bathroom
8'0" x 5'1"

Living Room / Kitchen Diner
17'1" x 13'0"

Bedroom
13'0" x 10'3"

Bathroom
9'7" x 6'1"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC







More 5 Star Customer Reviews than any other Agent based in the North East on allAgents.co.uk



SALES

LETTINGS

FINANCE

LAW

WE COVER THE WHOLE OF THE NORTH EAST

Whitley Bay
0191 251 3344

Cramlington
01670 897 213

Tynemouth
0191 296 6689

Morpeth
01670 513 966

Ponteland
01661 820 082

Wallsend
0191 432 4151

Alnwick
01665 511 800

Heaton
0191 432 4275

Forest Hall
0191 266 9966

Other locations
0191 640 3523

Newcastle
0191 640 2284

Durham
0191 303 8252

Gosforth
0191 640 3523

Sunderland
0191 543 6390

Whickham
0191 432 5102

Gateshead
0191 432 4294

Jesmond
0191 281 1037

Killingworth
0191 640 3602

Ryton
0191 413 9845

Head Office &
Lettings
0191 253 4815

*Highest recommended 5-star reviews than any other Estate Agent based in the North East on allAgents.co.uk - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News