



Branton West Side Cottages | Alnwick | NE66 4LW

£250,000

A charming stone cottage in the heart of Branton, packed with original features and offered chain-free for an easy move. Cosy living spaces include a characterful lounge with inglenook fireplace and stove, a rustic-style kitchen, and three bedrooms—one with its own cast-iron fireplace. Outside, a rear courtyard garden adds to the appeal. Set in beautiful Northumberland countryside near Alnwick and Wooler, it's an ideal home, holiday getaway, or investment opportunity.

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MID-TERRACED STONE COTTAGE

NO ONWARD CHAIN

THREE CHARACTERFUL BEDROOMS

BESPOKE RUSTIC DINING KITCHEN

PEACEFUL VILLAGE SETTING

PRIVATE COURTYARD GARDEN

**PERFECT AS A PERMANENT RESIDENCE,
HOLIDAY RETREAT, OR INVESTMENT**

**EXCELLENT LIFESTYLE LOCATION WITH EASY
ACCESS TO LOCAL TOWNS & THE COAST**

For any more information regarding the property please contact us today

3 Branton West Side Cottages, Branton, NE66 4LW

Tucked away in the heart of the picturesque rural village of Branton, this delightful stone cottage is brimming with character and charm and is offered for sale with no onward chain, making it an ideal choice for a smooth and straightforward purchase.

Beautifully presented, the property showcases a wealth of original features, including exposed stone walls, cottage latch doors, and mostly traditional sash windows. The inviting living room is a true focal point of the home, featuring stripped wooden floorboards and a striking inglenook fireplace with a stove, creating a warm and cosy atmosphere.

The kitchen is thoughtfully designed with a Belfast sink and bespoke units, blending rustic appeal with practical living. Upstairs, the cottage offers three bedrooms, two of which enjoy a sunny front open aspect, and the largest bedroom also features a cast-iron fireplace.

The bathroom is fitted with a traditional white suite, complete with a mains shower over the bath.

Externally, the property benefits from a charming rear paved courtyard-style garden—ideal for relaxing or entertaining in a private setting.

A rare opportunity to acquire a characterful home in a sought-after Northumberland village, perfect as a permanent residence, holiday retreat, or investment.

Nestled in the Northumberland countryside, the charming village of Branton offers a peaceful rural setting with beautiful views towards the Cheviot Hills. Just a short drive from Alnwick and Wooler, it combines tranquillity with convenience.

Ideal for outdoor enthusiasts, Branton offers an attractive blend of countryside living, connectivity, and community spirit. Just a few minutes' walk from the property lies Branton Lakes Nature Reserve, a much-loved local spot perfect for dog walking and bird watching—something visitors consistently remark upon. The stunning Northumberland coastline and iconic Bamburgh Castle are also within easy reach. Adding to its appeal, the village pub and the recently re-opened Running Fox café in nearby Powburn are just a mile away across the fields, providing a delightful destination for walks and relaxed dining.

The property is offered for sale with vacant possession, providing a blank canvas for immediate personal use or long-term letting. The current owners have successfully let the property on a short-term basis via Airbnb through the summer months. They are open to discussing a separate arrangement with the purchaser for the transfer of existing bookings, furnishings, and associated goodwill, if desired. Further details can be provided upon request.

ENTRANCE VESTIBULE

Entrance door | Exposed wood floorboards | Door to living room and staircase to first floor

LIVING ROOM (Front) 14' 10" x 13' 1" (4.52m x 3.98m)

Original sash window | Exposed wide wood floorboards | Inglenook fireplace with a wood burning stove | Under stair storage cupboard | Radiator | Doors to entrance vestibule and kitchen

T: 01665 510044

Branch alnwick@rmsestateagents.co.uk

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DINING KITCHEN (Rear) 15' 8" x 7' 6" (4.77m x 2.28m)

Fitted with a bespoke kitchen unit incorporating an under-counter Belfast sink and solid wood worktop, freestanding unit, space for electric oven, fridge freezer, washing machine, dishwasher

Double and single glazed window | External door to rear courtyard garden | Jerusalem stone floor | Antique style radiator | Ceiling downlights | Exposed stone walls | Cupboard housing electric fuse box/consumer unit

FIRST FLOOR LANDING

Radiator | Doors to bedrooms and bathroom

BEDROOM ONE (Front)

7' 11" maximum width x 15' 0" (2.41m maximum width x 4.57m)

Sash window | Open fireplace | Cupboard housing hot water tank | Radiator

BEDROOM TWO (Front)

8' 5" maximum width, narrowing to 4' 11" (2.56m maximum width, narrowing to 1.50m)

Sash window | Over stairs storage cupboard | Loft access hatch | Radiator

BEDROOM THREE (Rear) 10' 11" x 5' 5" (3.32m x 1.65m)

Sash windows | Radiator

BATHROOM (Rear) 5' 6" x 8' 2" (1.68m x 2.49m)

Panelled bath with mains overhead shower and glass shower screen | Close-coupled W.C. | Cabinet with integrated wash-hand basin | Part-tiled walls | Chrome ladder style radiator | Tiled floor | UPVC panelled ceiling | Shave point | Frosted sash window

EXTERNALLY

Stone paved courtyard style garden with stone wall and fence boundaries, including a garden shed and log store

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Septic Tank

Heating: Electric & Wood Bumer

Broadband: Open Reach Website confirms Full Fibre Broadband is available within the area

Mobile Signal Coverage Blackspot: No known issues

Parking: On Street Parking

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

AGENTS NOTE

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

RESTRICTIONS AND RIGHTS

The property benefits from a right of way across bungalow land to the rear, providing access to the car park adjacent to the school. This access is used for purposes such as log deliveries and access to the garden shed. The track to the side leading towards the Old Barns is subject to shared responsibility, with the property contributing an approximate one-third share of any maintenance, although no costs have been incurred to date.

SEPTIC TANK

The property is connected to a shared septic tank located within the track to the side of the property. The system is shared between three properties, with this property contributing approximately one-quarter of the maintenance costs. These are typically in the region of £150 every 2-3 years. The system is understood to comply with current regulations (2020 standards).

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: Property is a holiday let, therefore small business rates currently apply

EPC RATING: F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E		
15-38	F		
1-14	G		



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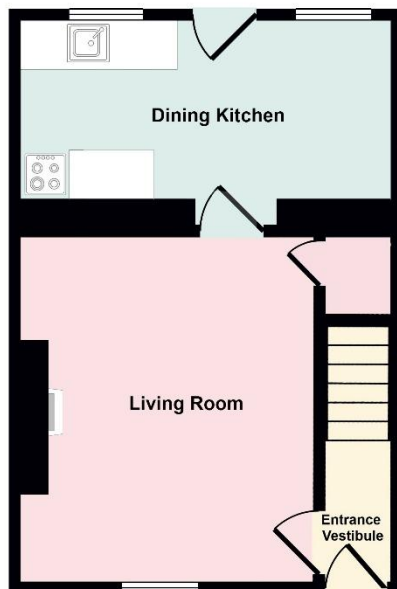
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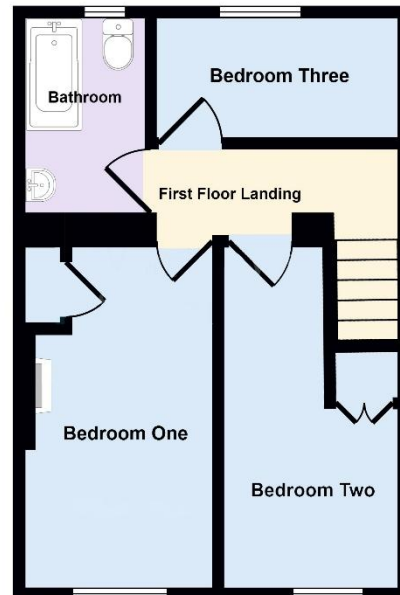




Approx Gross Internal Area
66 sq m / 712 sq ft



Ground Floor
Approx 32 sq m / 344 sq ft



First Floor
Approx 34 sq m / 368 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

AL009518 VERSION 1

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.



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