



Meadow View

26 South Charlton



Meadow View, 26 South Charlton, Alnwick, Northumberland, NE66 2NA

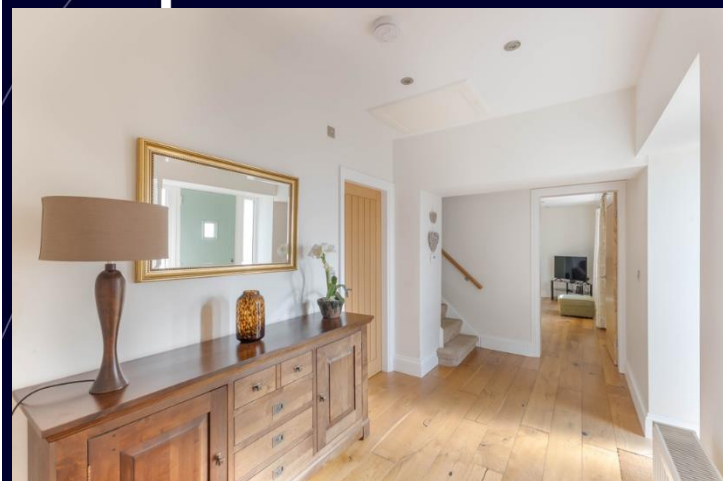
A beautifully presented and fully refurbished, three bedroom stone terraced cottage set in the small rural village of South Charlton - with a walled garden to the front and large gated courtyard garden to the rear, with two excellent stone outbuildings & ample car parking spaces - ideal as a main home, second home or commercial holiday let - No Upward Chain

The immaculately presented three bedroom, traditional cottage has been fully refurbished throughout, with the creation of a stunning open plan sitting room and family dining kitchen with an Orangery style glass roof, large boot/utility room, and excellent ground floor bedroom and family bathroom. To the first floor are two further bedrooms, and an ensuite shower/WC. The cottage has been successfully let in the past, and would be perfect as a main or second home, with easy access to the A1 and Alnwick and the beautiful Northumberland coastline.

The cottage has been sympathetically refurbished with a super finish throughout - oak internal doors and floors, uPVC double glazed sash windows, composite front and rear doors, Bosch kitchen appliances and high quality bathrooms.

Ground floor - Spacious reception hallway with a staircase to the first floor, access to the loft and doors to the sitting room, ground floor bedroom and family bathroom | Lovely open plan sitting room leading to the kitchen/dining room at the rear - with two windows, with a window seat, overlooking the front garden, fireplace recess with a stone hearth and timber mantel, and large understairs storage cupboard with lighting | Magnificent kitchen/dining room with excellent natural light from the glass atrium roof and window to the rear - the kitchen is fitted with an extensive range of soft closing cabinets with Bosch integrated appliances induction hob and extractor, single electric fan oven, dishwasher and fridge/freezer (2 years old) | Large boot room/utility with a door to the decked terrace and rear courtyard garden - with fitted cabinets, a sink, an oil boiler (fitted 2 years ago), and plumbing for a washing machine | Superb and generous ground floor bedroom, with fitted wardrobes to one wall and a window overlooking the front garden | Excellent family bathroom with a double ended bath, separate walk in shower with a rainfall head, WC and wash hand basin, ladder radiator (mains and electric)





First floor - First floor landing | Master bedroom with a window to the front with lovely elevated rural views to the surrounding countryside, and a built in wardrobe | Well appointed ensuite with mains shower with rainfall head a separate hand held attachment, WC and wash hand basin in a vanity cabinet - roof light, inset spots and a ladder radiator | An L shaped twin bedroom with a window to the front with elevated rural views.

Externally - The stone & rendered cottage has a south facing, low maintenance garden to the front with a stone wall to the boundary | The block paved rear courtyard garden, accessed via the rear lane, has a large timber gate and provides parking for 6-8 cars | Two large stone outhouses/stores - one with water & electrics and an original stone archway and one with electric only | Extensive decked terrace seating area leading from the cottage | Timber bin store and screened oil tank.

The rural village of South Charlton is well placed for access to the coast and Alnwick approx. 5 miles to the south, where there are a wide range of shopping and leisure facilities, as well as schooling for all ages - the hamlet has a strong sense of community in line with many of the similar traditional and rural and coastal villages in Northumberland.

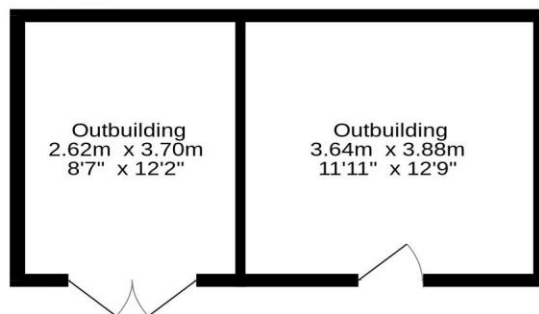
Approximate Distances - Newcastle city centre - 38 miles | Morpeth - 21 miles | Alnwick - 5 miles | Alnmouth & Beadnell - 10 miles | Edinburgh - 80 miles.

Services: Mains Electric & Water | Oil Central Heating | Shared Septic Tank (approx. £150 maintenance charge every 18 months) | Tenure: Freehold | Council Tax: Band D | EPC: E

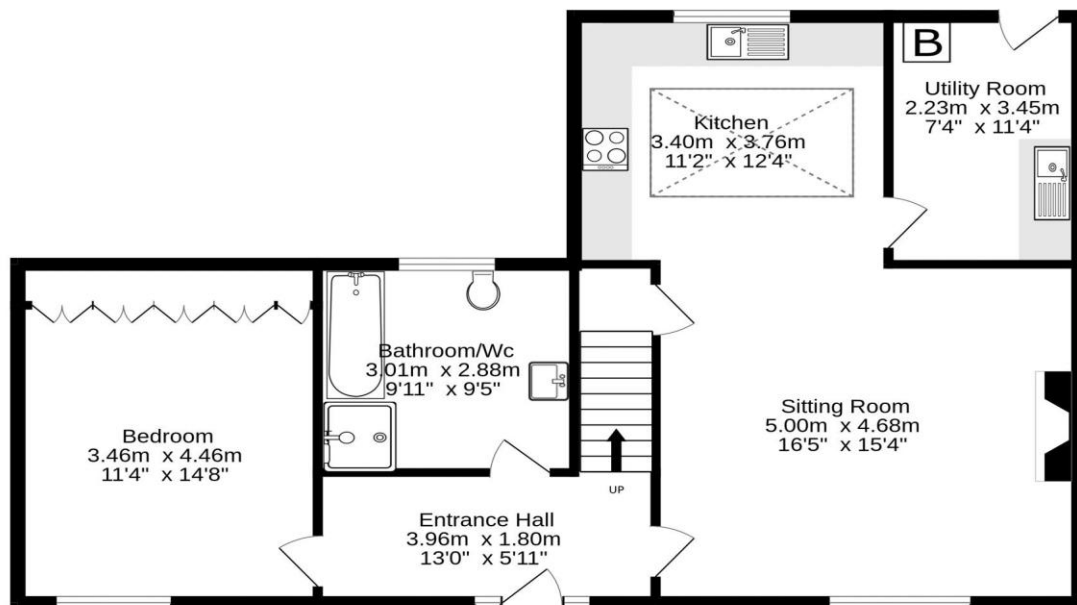
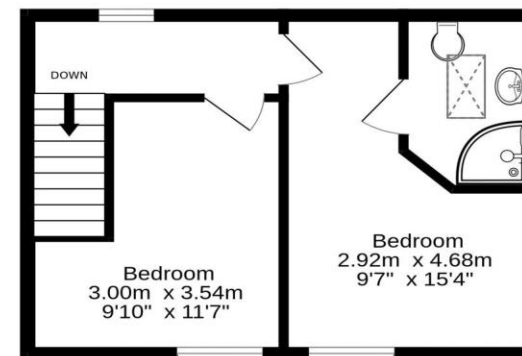
Guide Price £375,000



Ground Floor
100.5 sq.m. (1082 sq.ft.) approx.



1st Floor
27.7 sq.m. (299 sq.ft.) approx.



TOTAL FLOOR AREA : 128.3 sq.m. (1381 sq.ft.) approx.

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.
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