



Willow Cottage

HIGH ANGERTON, NE61 4ET

RMS | Rook
Matthews
Sayer

INCORPORATING
Fine LIVING



4 BEDROOMS
2 BATHROOMS
2 RECEPTION ROOMS

OFFERS OVER
£500,000

- Barn Conversion
- Immaculate Presentation
- Two Reception Rooms
- Dining Kitchen
- Four Bedrooms
- Two Bathrooms
- Walled Garden
- No Upper Chain

Immaculate semi-detached home

This four bedroom semi-detached barn conversion in High Angerton, near Morpeth, is available for sale, offering an immaculate interior and attractive walled garden, ideal for families seeking green surroundings within easy reach of Ponteland. High Angerton sits within attractive Northumberland countryside, around 20 minutes from Ponteland, known for its amenities, schools and cafés. Morpeth offers additional shopping, dining and riverside walks. Rail services from Morpeth station provide links to Newcastle and Edinburgh, with Newcastle reachable in around 20–25 minutes by train. Road connections offer straightforward access to the A1 and wider regional destinations. The property is offered for sale with no upper chain.



Spacious light-filled living room

The property provides two well-planned reception rooms. The main reception enjoys large windows, a fireplace with log burner and open-plan connection to the kitchen, creating a sociable everyday living space. A separate formal living room with three windows offers an additional reception area.



Generous open-plan kitchen

The open-plan kitchen features Shaker-style in-frame units with granite countertops, generous dining space, excellent natural light and direct access to the garden, complemented by a practical utility room.





Standout master bedroom

Bedroom accommodation comprises a standout double master bedroom with en-suite shower room and Juliet balcony, providing luxury and comfort.



Luxurious bedrooms & bathroom

a further generous double bedroom with storage cupboard, a third double bedroom with two windows, and a fourth single bedroom suitable as a home office. The family bathroom includes a free-standing bath, separate shower unit and heated towel rail.

Generous garden

Outside, the sizeable plot provides extensive garden space, with a generous patio and ample lawn, in addition to the double garage.



Property Description

GROUND FLOOR

Reception Room One:

19'07" (max) x 15'02" - 5.97m x 4.62m

Reception Room Two:

13'01" x 15'04" - 3.99m x 4.67m

Kitchen: 17'02" x 11'09" - 5.23m x 3.58m

Utility:

11'08" (max) x 9'01" (max) - 3.56m x 2.77m

W.C.

FIRST FLOOR

Bedroom One:

15'00" (max) x 15'05" - 4.57m x 4.70m

Ensuite: 9'07" x 5'04" - 2.92m x 1.62m

Bedroom Two:

17'01" (max) x 13'07" (max) - 5.21m x 4.15m

Bedroom Three:

14'01" (max) x 11'06" (max) - 4.29m x 3.51m

Bedroom Four: 8'03" x 7'00" - 2.52m x 2.13m

Bathroom: 9'08" x 5'09" - 2.95m x 1.75m

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: COMMUNAL SEWAGE
TREATMENT

Heating: OIL

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY

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.

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: E

EPC Rating: C

P00007565.SD.SD.12/5/26.V1



GROUND FLOOR



FIRST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



For more information please contact our branch today via:

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