Cloister Cottage, Ellingham Hall

Offers Over £300,000



Full Description

Situated in the most glorious and picturesque grounds, this cottage is currently stunning holiday accommodation which is ideally located allowing you to appreciate all that the Northumberland coast and countryside has to offer. Elizabeth Humphreys Homes are proud to welcome to the market this fabulous 2 bedroomed stone-built cottage oozing character and charm featuring wooden windows and doors, oak flooring and internal doors and modern and stylish ceiling spotlights. In addition, this property boasts driveway parking for two cars, a lawned area encircling an attractive mature tree and a garden to the side capturing views of the chapel surrounded by a combination of mature hedging and bushes. The cottage is heated by an LPG gas tank which is metered and benefits from mains electric and mains water.

Ellingham is situated a few miles from the stunning Northumbrian coastline and the villages of Bamburgh, Beadnell and the vibrant fishing town of Seahouses. The coastline provides a perfect place to walk along the beach and dunes, to spot a whole host of wildlife and to enjoy the unparalleled views of the impressive castles of Bamburgh and Dunstanburgh or take a boat excursion to The Farne Islands. The historic market town of Alnwick is 10 minutes away and is a town brimming with history and culture, from the tranquillity of Barter Books to the splendour of

the Alnwick Castle and Garden. There is an excellent selection of local food retailers, delis, bakeries and butchers as well as larger chain supermarkets. The town centre also has excellent amenities including several banks, GP surgeries, dental practices and a fabulous leisure centre to name but a few. From Ellingham access to the A1 is a few minutes away taking you south to Newcastle and north into Scotland.

Cloister Cottage is entered via a useful ramp to the wooden front door which opens into a main hallway with various doors leading off and an oak staircase leading to the first floor. The utility-boot room and ground floor WC is a useful space as it negates the need to continually frequent the upstairs facilities. This space offers plenty of base units with cream doors with wooden handles, a white ceramic sink, plumbing and space for a washing machine, a concealed cistern wall hung toilet and a window to the front allowing for natural light. The gas boiler is housed here for ease of access.

The open plan living space is glorious, and the well-equipped kitchen-diner offers plenty of wall and base units with a cream solid wood door complimented by a solid wood work surface and grey splash back tiling. There is a fully integrated under bench fridge and freezer, a fully integrated full-sized dishwasher, a Belfast sink and space for a range cooker. The area has been finished with high polished chrome switches and sockets adding an additional touch of elegance. The garden views can be enjoyed from a large window which allows a good amount of natural light to circulate.

From the kitchen, round a corner, you enter the living space which is tremendously light and bright courtesy of a pair of French doors which open into the garden in addition to two further windows which capture a pleasing aspect. Furthermore, a snippet of the stairs to the first floor adds to the agreeable view and the inglenook fireplace, with a central chimney, housing an electric wood burner forms an exquisite focal point. There is plenty of space for a dining table and chairs in addition to a couple of sofas making this the perfect sociable open plan space in which you can relax and unwind from the hustle and bustle of the day.

Taking the oak staircase with attractive spindles to the first floor, the landing opens out to two bedrooms, the main bathroom and a good-sized cupboard offering storage and hanging space. The oak flooring continues here and extends to furnish the bedrooms. The views of the chapel which can be appreciated from these first-floor rooms are wonderful.

The primary bedroom is a good-sized double, with a shaped ceiling and a dormer window. The sense of peace and tranquillity as you enter is immediately evident.

Bedroom 2 is set as twin room and takes advantage of lovely views. This well-presented room allows the easy addition of accent colour should you so wish.

Fully adorned with Travetrine tiles, the family bathroom oozes luxury and boutique hotel style. The suite comprises a concealed cistern wall hung toilet, a chrome heated towel rail with a shapely alcove mirroring the ecclesiastical style, a wooden surface with a round bowl sink with a tap

extending from the wall and a large bath with a wall mounted shower tap and a bi-fold shower screen. The shaped ceiling adds to the character exuding from this charming property.

Freehold
Council Tax Band: Currently on Business rates
EPC - D

Important Note:
These particulars, whilst believed to be accurate, are set out as a general guideline and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including central heating and so cannot verify they are in working order or fit for their purpose. All measurements are approximate and for guidance only. If there is any point that is of particular importance to you, please contact us and we will try and clarify the position for you.

Features

- No chain
- Investment potential
- Well presented
- Sought after location
- Close to the coast
- Driveway parking
- Garden
- Ground floor WC and utility space
- Quality fixtures and fittings
- Set in the grounds of Ellingham Hall

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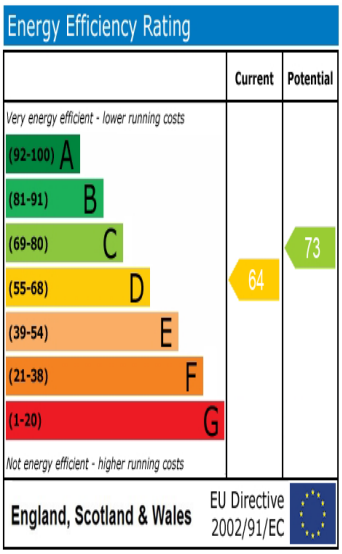










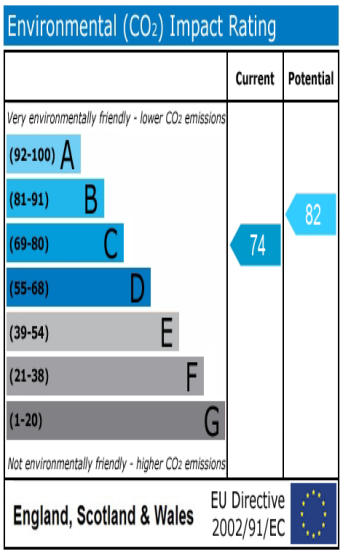
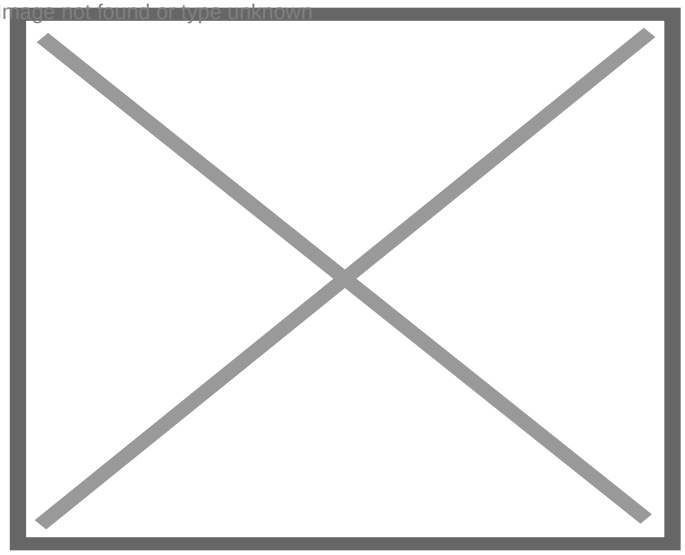
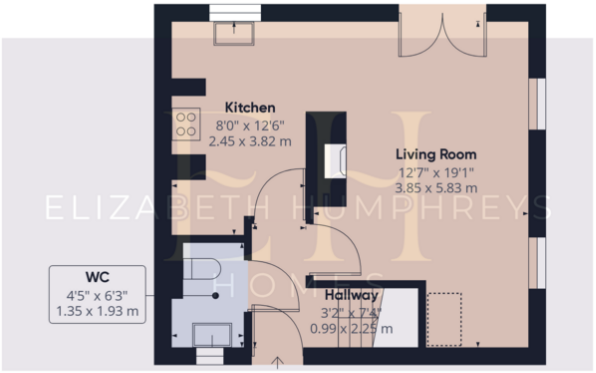
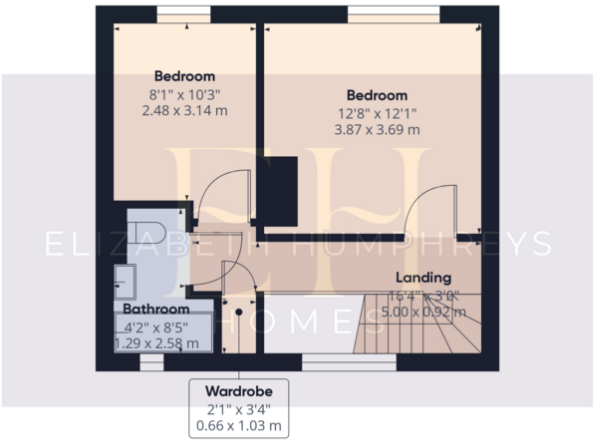


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Ground Floor



Floor 1

Approximate total area(1)

727.84 ft²

67.62 m²

Reduced headroom

6.28 ft²

0.58 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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