

Studley Cottage, West Thirston

Offers Over £500,000



Full Description

This home is magnificent. Properties such as this one are rare to the market and will appeal to those looking to easily commute north or south but who would prefer to be surrounded by beautiful countryside. Elizabeth Humphreys Homes are delighted to welcome to the market this unique and impressive 3 bedroomed cottage located in the Northumberland village of West Thirston. Deceptive in size, this gorgeous stone-built cottage has been considerably and beautifully extended to the rear creating the most stunning living spaces. The property benefits from a fabulous cottage-style rear garden incorporating an exquisite entertaining area, gravel driveway parking, wooden windows and a composite front door, gas central heating and all the other usual mains connections. This incredibly attractive, sociable and comfortable family home occupies a beautiful position making it one of the most sought-after properties in the locality – a true gem.

West Thirston and Felton offer a wide range of family friendly well used local amenities including the village First School and a private Nursery, General store and Post Office, 'Gallery 45' Art gallery, 'Northumberland Arms' public house and restaurant, The Running Fox artisan bakery with famous cafe, 'Foxes Den' bar and microbrewery, There is a gym in the village hall which can be used 24hrs a day using an entry code. The village has its own local newsletter 'The Bridge'. A bus service still runs through

the village and there is a local village show once per year.

The front garden, with box hedging and olive trees, adds to the 'chocolate box' first impression of this stunning home which, upon entry, becomes immediately evident that it is so much more! A decked area forms a lovely place to sit and enjoy the sunshine, and a stone wall adds privacy. A gravelled driveway to the side of the property leads to an electric gated driveway with parking for up to 8 cars, a section of block paving and a decked area hosting an outside sauna and a hot tub, creating an ideal alfresco dining and entertaining in a private and secluded area to the rear of the property: truly sublime.

The extended part of the property to the rear is magnificent. Leading from the external decked area, a set of bi-fold doors open into a stunning and sophisticated kitchen-dining room, with underfloor heating, suffused in natural light where there is plenty of space to sit on a comfortable settee, dine whilst appreciating the gorgeous garden views and circulate around this stunning open-plan space. A part-vaulted ceiling with Velux windows adds character and the living spaces are beautifully organised, with the clever placement of ceiling beams helping to softly define the different areas creating elegance and style, the impressive grey square floor tiles adding further charm. Stairs, with space for a large wine cooler beneath, ascend to the original 'chocolate box' stone cottage transporting you from this stunning modern living back in time.

The well-equipped kitchen offers a good number of wall and base units with a white push to open high gloss door complemented by a grey Silestone work surface with medieval-style grey toned splash back tiling. In terms of fitted-equipment, there is a bowl and a half stainless steel sink dropped into the work surface with a drainer cut in at the side, a dishwasher, a fridge-freezer, a NEFF 'Bake-Off' style oven with a warming drawer beneath, a combination microwave and a four-burner induction hob. Additionally, there is a breakfast bar which provides further workable surfaces and storage, and a large moveable central island enables huge flexibility when working and spending time in this glorious room adding to the sociable nature and entertaining appeal.

Conveniently placed and ideal for entertaining purposes, there is a visitors/gardening WC/utility which comprises a RAK close-coupled toilet with a push button behind, a RAK wall-hung hand wash basin and beneficial storage units with a grey door beneath a wooden surface. In addition, there is space and plumbing for a washing machine and space for a tumble dryer. The floor is practically tiled with a cement-look tile and the wall tiles match those in the kitchen creating a seamless transition between the two spaces.

Moving from the kitchen-dining space into the original cottage via a wonderfully exposed stone wall and wooden lintel, you are welcomed into the lounge. This is a delightful room radiating relaxation from every angle. A log burner set into a fireplace with a shiny stone hearth and mantle with a brick style tile insert forms an exquisite focal point enticing you to sit before it during the cooler months. A quaint cupboard provides the ideal space for storage and there is plenty of space to relax on sofas whilst chatting to family and friends. A large window, with a stone mullion between, overlooks the front of the property and is a beautiful feature.

An oak and glass staircase ascends to a landing, with a vaulted ceiling, which provides convenient access to three bedrooms and two bathrooms. The bedrooms are all finished with a sumptuous carpet and the ensuite bathroom area to the main bedroom benefits from electric underfloor heating.

The primary bedroom, with ensuite facilities, is an L-shaped room with a glorious, vaulted ceiling with three Velux windows allowing for natural light. A window overlooking the rear garden adds further light in addition to capturing lovely views. The ensuite comprises a large white free-standing bath with a free-standing tap above, a good-sized shower cubicle with a waterfall shower head and a separate shower head within, a vanity unit with two wall-mounted winged hand wash basins and a close-coupled toilet with a push button. Tiled in a mix of a wood look tile and a hessian fabric look tile with mosaic tiling within the shower space, this room is glorious.

Bedroom 2 is a large double room overlooking the front of the property. This restful room offers beneficial built-in wardrobes with mirrored doors enhancing the sense of space and reflecting the light beautifully.

Bedroom 3 is another spacious double room also to the front of the property with décor and fittings matching that of bedroom 2. Another gloriously light, bright and peaceful room.

The family shower room oozes boutique hotel-style enhancing the experience perfectly. The wet room suite comprises a wall-mounted half-pedestal hand wash basin, a close-coupled toilet with a push button behind, and a shower space with a waterfall shower head and a separate shower head within in addition to a couple of useful niches. A chrome heated towel rail ensures added comfort. The space has been beautifully tiled: the shower area has been finished with non-slip mosaic tiling which works in harmony with the cement-look floor tiles and the grey rectangular wall tiles to half height which then lead into textured tiles extending to full height creating a rippled wave effect: truly stunning!

The property boasts a superb rear garden which is private and secluded. The delightful entertaining space leads to an extensive lawned area which showcases well-stocked borders and a variety of trees which form a pleasant backdrop to the home and provide tantalising framed views to faraway fields and woodlands. A veranda offers an alternative place to sit and enjoy the village roof top views with the countryside beyond. At the foot of the garden, there is a useful workshop. This is a truly gorgeous home with outside spaces which perfectly combine family living and entertaining friends making this property your dream country retreat.

Tenure: Freehold

Council Tax Band: C, £2,133.26 for the 2025/26 financial year

EPC: Booked

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

- A real wow factor home!!
- Stunning kitchen-dining-living area
- Amazing gardens
- Fabulous views over Felton
- Designer feeling bathrooms
- Character meets the best of modern features
- Stone period cottage
- Lots of parking
- Man cave/workshop
- Ensuite

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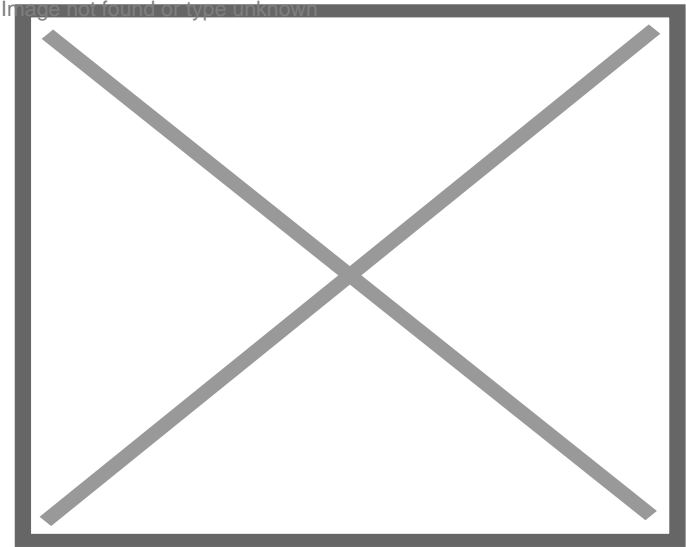


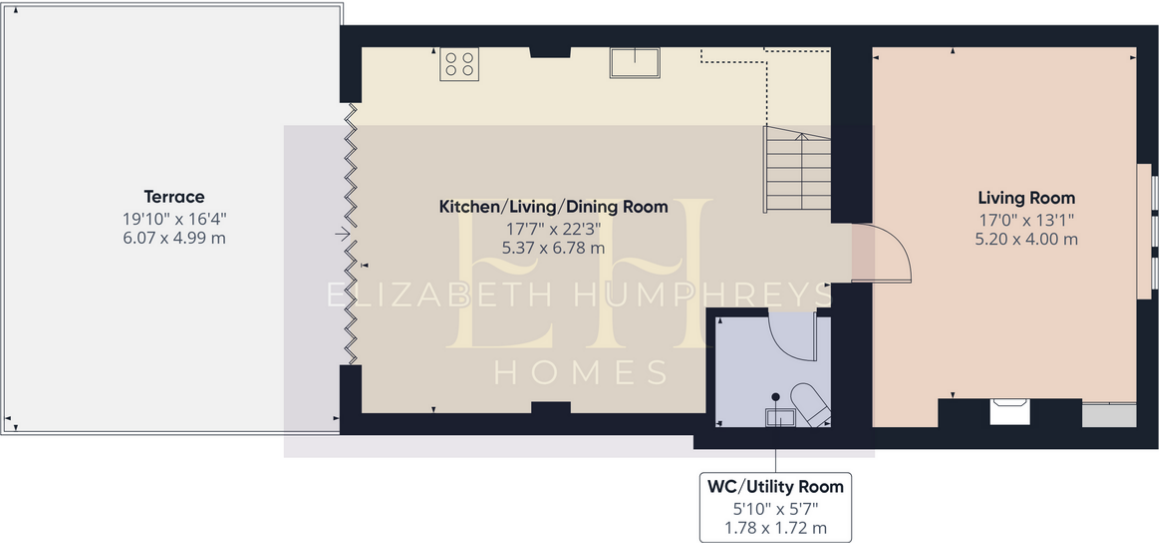






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 





Ground Floor Building 1

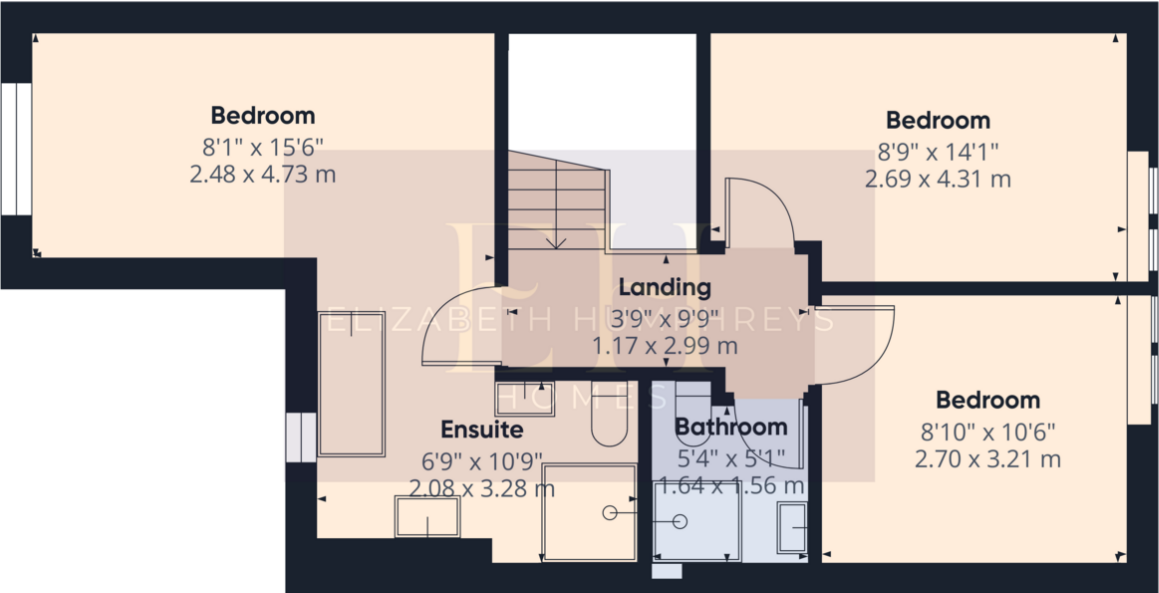
Approximate total area ⁽¹⁾
631 ft ²
58.7 m ²
Balconies and terraces
324 ft ²
30.1 m ²
Reduced headroom
21 ft ²
2 m ²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

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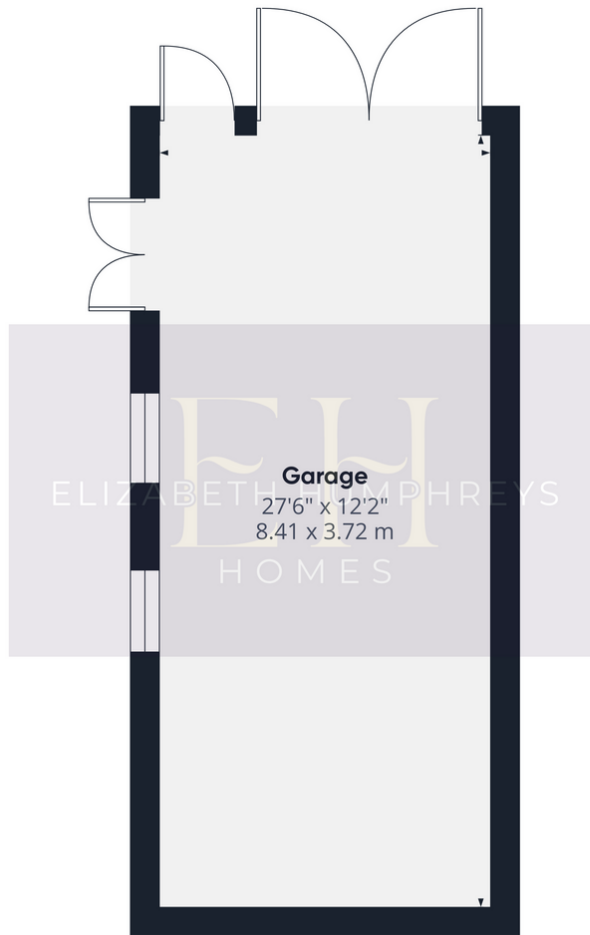
Floor 1 Building 1

Approximate total area ⁽¹⁾
500 ft ²
46.4 m ²

(1) Excluding balconies and terraces

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Ground Floor Building 2



Approximate total area[®]
339 ft²
31.5 m²

(1) Excluding balconies and terraces

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