

# The Little House, Whittingham, Alnwick, Northumberland

OIRO £295,000



## Full Description

A beautiful characterful country cottage. Elizabeth Humphreys Homes are delighted to welcome to the market this stunning 2 bedroomed stone-built period terraced cottage located in the Northumberland village of Whittingham. The property boasts a glorious country cottage style front garden and a spacious rear garden, partially wooden and partially uPVC windows and doors, electric central heating, a substantial re-wire, and all the other usual mains connections. This deceptively spacious cottage, nestled within the most tranquil environment, is a peaceful haven and your dream country home.

Whittingham is situated in a valley, or Vale, below its neighbouring village of Glanton, and sits on the river Aln. The village features a number of fine houses clustered around the river, including a Pele Tower dating from the 13th century but modernised in the 19th century. The village hosts a first school and a church, whilst the nearest shops are in Glanton and Powburn. All other local facilities are in nearby Rothbury and Alnwick, the latter of which is 7.5 miles away. The village has easy access to the A697 allowing for travel to Newcastle and Edinburgh.

Elevated and set back from the road, this lovely cottage is approached via

some stone steps which lead to the front door which is beneath a wooden canopy with trellised sides which is both an attractive and a practical feature. The partially glazed uPVC front door opens into the kitchen-diner which is a spacious and sociable room featuring white painted ceiling beams, half height wood panelling to the walls and a window with a deep sill allowing for plenty of natural light all of which add charm and appeal to this welcoming room. The fully tiled floor, with underfloor heating, finishes the space perfectly.

The dining room flows into the kitchen, passing the stairs which ascend to the first floor. The kitchen offers a good number of wall and base units with a cream-coloured shaker style door complemented by a contrasting solid wooden work surface and cream and brown brick style splash back tiling. In terms of fitted equipment, there is a Belfast sink with a chrome mixer tap above, a fridge and a microwave. Furthermore, the gorgeous Belling range cooker, with three ovens, five LPG burners and an extractor fan above, adds to the overall design of the galley style kitchen. At the end of the room, a stable door provides external access to the rear garden and a further window allows for natural light.

The lounge, with wood look floor tiling, is an inviting space in which to spend time with family and friends. The tall fireplace, carefully restored by the present owner, houses a multi fuel burner and forms a striking focal point enticing you to sit before it during cosy nights in. A cupboard to the side of the fireplace offers useful storage in addition to being the location of the hot water heater. There is plenty of space to arrange furniture and a good number of wall sockets to allow flexible placement of lamps and suchlike to create the perfect ambience. A window overlooks the front garden the sill being deep enough to incorporate cushions making it an ideal space to sit and relax whilst enjoying the view.

An alcove, with a cottage style door within, leads into the primary bedroom, with en-suite facilities, which is a super-king sized room. This restful room showcases white wall panelling and a window with a deep sill taking advantage of views of the front of the garden. The curved walls approaching the window form a lovely feature and the space is finished with stylish flooring. The en-suite comprises a vanity unit with a hand wash basin on top and an illuminated mirror above, a close coupled toilet with a push button behind, a wall mounted storage unit and a shower cubicle with a folding screen and an electric shower within. The tiling, a combination of white and grey, creates a crisp and fresh finish.

An internal hallway provides convenient access to bedroom 2. This is a good-sized double room which offers plenty of storage options and a large window overlooking the rear of the property. A lovely light and bright space.

The fully tiled bathroom comprises a double shower cubicle with an electric shower within, a recessed storage cupboard, a close coupled toilet with a push button behind, a floor standing vanity unit with a hand wash basin on top, an illuminated wall mounted mirror and a further storage cupboard. In addition, there is plumbing and space for a washing machine. A window with privacy glass overlooks the rear of the property.

The stairs from the kitchen-diner lead to a landing which opens into to a



spacious and beneficial storage space within the eaves of the property. A Velux window allows for natural light.

Externally, the sun trap rear garden has been fully paved and landscaped between two levels with steps between the two. The lower level is paved and provides access to a cream painted outbuilding entered via a pair of French doors. A window allows for further light and a secondary set of French doors open into an adjoining greenhouse. This outside space, within this lovely sunny garden, is hugely desirable and would be ideal as an artist's studio, a summer house or beneficial storage space.

Tenure: Freehold  
Council Tax Band: C  
EPC: F

**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

- Cottage gardens
- Parking
- Recently refurbished
- Lovely and light
- Quiet village location
- Stunning cottage in a beautiful village

## Contact Us

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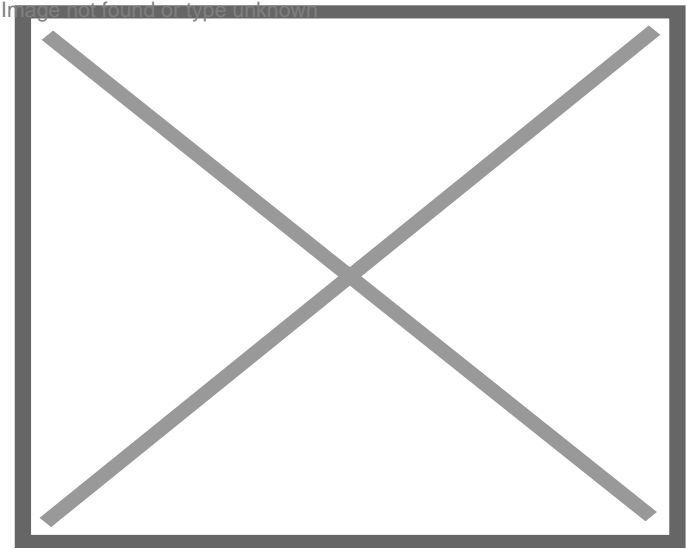


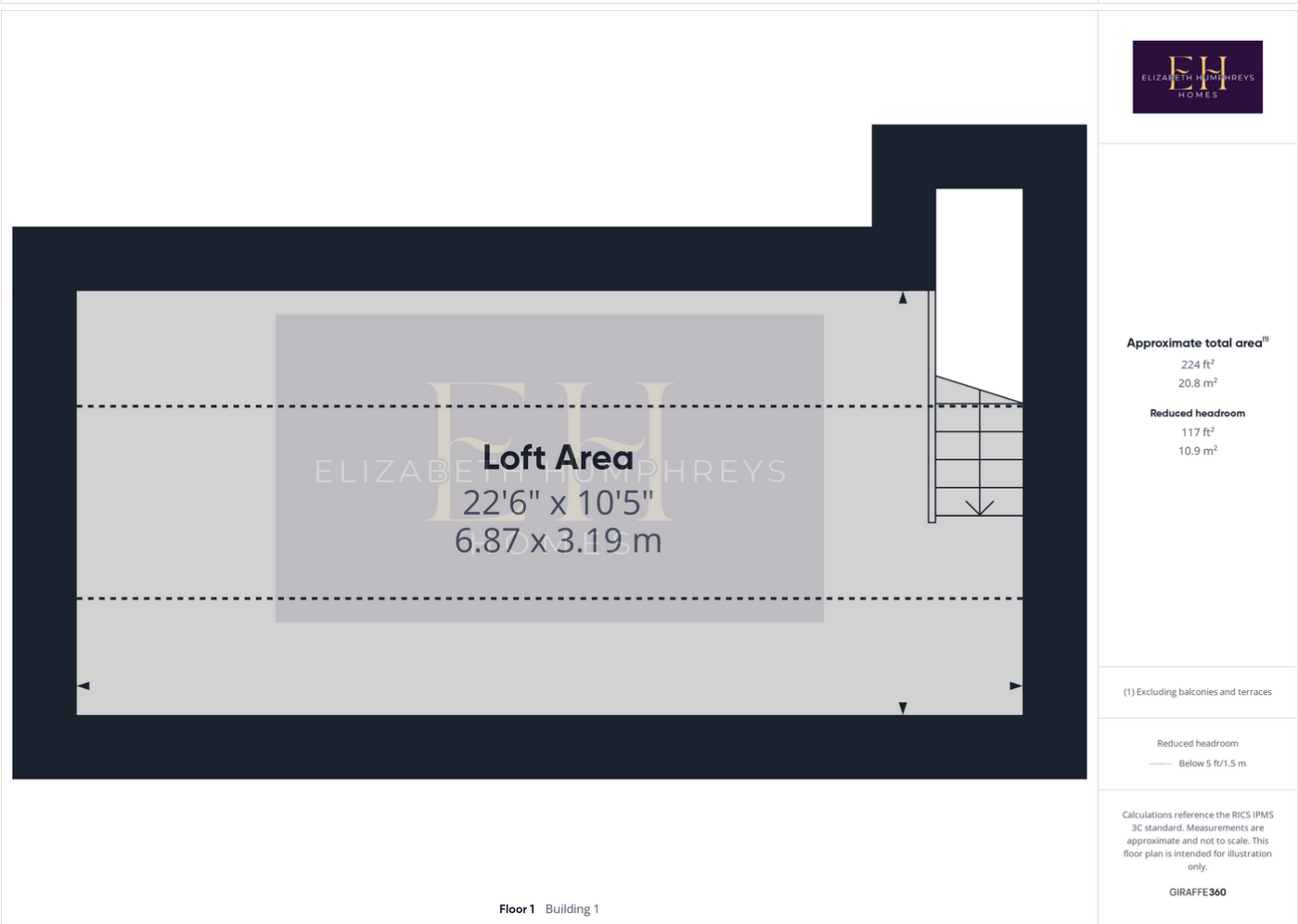




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		80
	22	
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
		59
	37	
England, Scotland & Wales		
EU Directive 2002/91/EC		









Approximate total area<sup>(1)</sup>  
189 ft<sup>2</sup>  
17.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Ground Floor Building 2