



ANTON
ESTATES

SALES & LETTINGS



Locksley Cottage | East Wallhouses

Guide Price | £599,950

Substantial barn conversion within a convenient location with paddock to the rear, stunning modernised kitchen, characterful features throughout and fantastic versatile layout.





Welcome to Locksley Cottage

A partially glazed stable style door leads into the central hallway where the feeling of character is immediately evident with exposed stone walls, stone flagged floors, exposed beams and a particularly attractive lintel above the door. This central hallway provides access to the ground floor WC with stone flagged floor, low level toilet, wall mounted basin and a large sash window with flagged sill beneath.

The central hallway grants access to a ground floor reception room which could also be utilised as a study, boot room or even an additional bedroom. There is also a utility with counter top space and a basin.

Across the other side, the hall leads into the recently modernised kitchen family room which is of an exceptionally generous size and is filled with attractive and traditional features including exposed stone and three west facing sash windows with stone flagged sills. Due to its great size it could easily house a seating area and dining area along with the island which has a three person breakfast bar, integrated storage, quartz tops and also houses the Range oven. The clever design of the kitchen offers a range of cabinets within what used to be a inglenook fireplace with brick back and incredible stone surrounds. This now houses space for a large American style fridge freezer. Further quartz worktops can be found along the line of floor mounted cupboards and drawers on the west face of the room. There is a Belfast style sink with mixer tap above, additional tall cupboards in the corner of the room and cosy electric underfloor heating. Natural light fills the room via an east facing window and French doors out on to the low maintenance patio which is partially flagged and partially decked; this area joins both the kitchen family room and one of the reception rooms and will no doubt benefit from sun throughout the day as it faces south.

Further predominately glazed French doors lead into the lounge which has a rather charming inglenook fireplace with stone flagged hearth, oak mantle and it contains a multi fuel burner. The room itself is generous in size with engineered oak flooring. It currently has a large U-shaped couch and would make a lovely room to relax or dining room. It has north and west facing windows, both in sash style and with deep flagged sills. A glazed door leads to an entrance porch with stable style door and north facing window with exposed stone to circa 4ft.

Further double doors lead into the final reception rooms which is one of the largest. It has four sources of natural light; two sash windows to the north looking out towards the paddock and two arched windows overlooking the south facing courtyard. The two arches create absolutely lovely features, which is further enhanced by the large inglenook fireplace with open fire.

Across the courtyard lies the games room which is currently used as a snooker room; this has been previously been converted from a garage. Double French doors have been added and a pedestrian door leads into the courtyard. It has power, lighting and is heated by panel electric heating.

Stairs with a half turn lead from the lounge up to the first floor.





First Floor

At the top of the staircase, a door provides access to the self contained principal suite which includes inner hall, dressing room, bathroom and bedroom. Due to the clever layout, the bathroom and dressing room can be used independently from the room or for the sole use of the principal bedroom which is well lit via four Velux windows to the west, north and two to the east. The room itself is of a great size and currently houses a super king bed.

Adjacent to this, down the contained hall, lies the bathroom with roll top footed bath, low level toilet, pedestal style basin and two Velux windows facing north. There is also a walk in dressing room situated next to the bathroom which could also make a great study should any future occupier wish.

Within this side of the first floor, there is another good sized bedroom which is currently housing one double and two single beds. It has a north facing window overlooking the paddock and two west facing Velux windows. This bedroom also has the benefit of an en-suite with large walk in shower, toilet, pedestal style basin and cupboard providing additional storage.

From the ground floor central hallway, a second staircase with a half turn also leads to the first floor.

The landing at the top of these stairs provides access to the three final rooms on the first floor. Two comfortable double bedrooms, one with built in storage, two east and two west facing Velux windows.

The other bedroom has some of the nicest views in the house looking out to the south across rural countryside through a sliding sash window. There are also two additional west facing Velux windows. This room also has a wall of exposed stone, exposed beams and a clever cupboard providing a headboard with storage within.

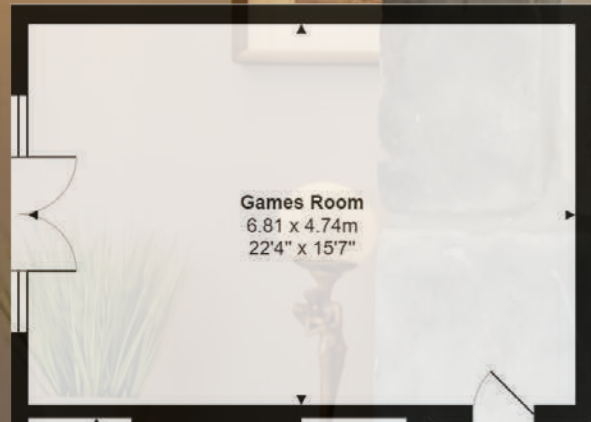
Between these two double rooms lies the bathroom, this has a bath with hand held shower fitment, pedestal style basin and toilet.



External

This barn conversion offers a generous amount of parking with a winding driveway leading from the edge of the plot round to the rear into the French doors of the games room. There is an ample lawn on the west face providing a seating area, a previously mentioned courtyard open to the south linking the living room and the kitchen. In addition, lying to the north there is a two acre paddock which has access from the rear of the driveway.





Agents Notes

FULL ADDRESS

Locksley Cottage | East Wallhouses | NE18 0LL

GROUND FLOOR

Central Hallway | Living Room | Lounge | WC | Utility | Snug/ Boot Room | Kitchen Family Room | Games Room

FIRST FLOOR

Principal Suite with Dressing Area & Bathroom | Guest Bedroom with En-Suite Shower Room | Two Further Double Bedrooms | Family Bathroom

EXTERNAL

Large Driveway Parking Area | Gardens | Paddock

DISTANCES

Corbridge 5 miles | Hexham 10 miles | Newcastle Airport 123 miles | Newcastle 14 miles

SERVICES

Oil Fired Central Heating, Mains Water & Electric

COUNCIL TAX BAND | G

EPC | D

TENURE | Freehold

AGENTS NOTES

The two acres paddock gives flexibility to any purchaser, they may utilise this area for equestrian use. In our opinion the layout of the home lends itself to letting a portion of it out, the southern most point could offer a two bedroom cottage with its own entrance way if any purchaser wanted to either conduct holiday lets or let a portion of their home out.

ANTON ESTATES

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