

# Blacksmiths Cottage

ALNHAM | ALNWICK | NORTHUMBERLAND



**FINEST**  
PROPERTIES



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# A gorgeous stone-built conversion with spectacular unspoiled views

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Rothbury 9.1 miles | Alnwick 14.4 miles | Morpeth 26.9 miles  
Newcastle International Airport 34.6 miles | Newcastle City Centre 41.5 miles





## Accommodation in Brief

Porch | Kitchen/Dining/Living Area | Study | WC | Shower Room  
Ground Floor Principal Bedroom with En-suite | Sitting Room  
Utility Room | Bathroom | Rear Porch | Two Further Bedrooms

Driveway | Car Port | Wood Store | Studio/Office Space  
Two Outbuildings | Gardens







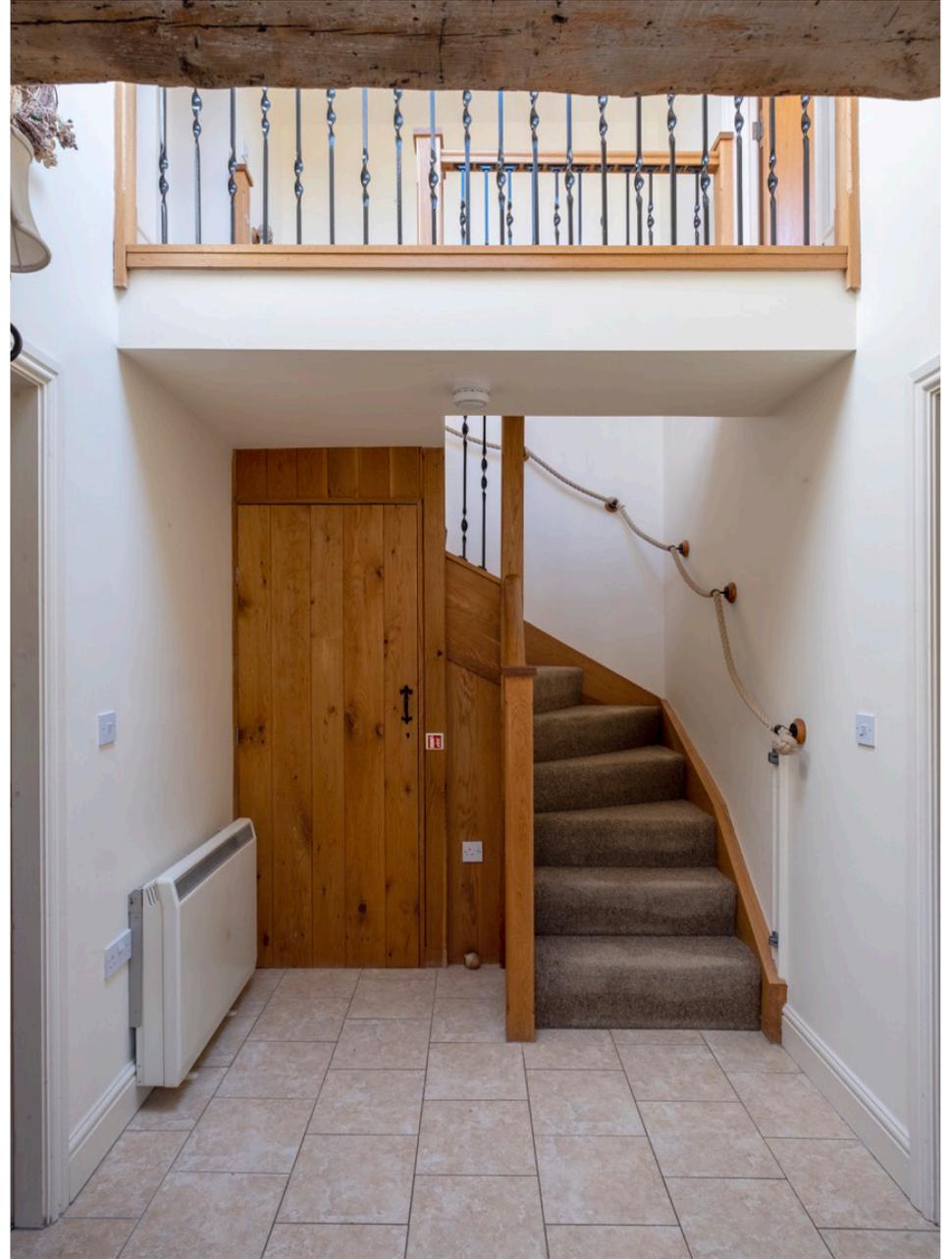
## The Property

A hugely appealing stone-built property, converted and extended to create a gorgeous three bedroom home in magnificent rural surroundings. The internal finish is exceptional, with elegant and tasteful décor that highlight the character of the cottage. Dual aspect views roll away, stretching across beautiful unspoiled countryside. Lovely gardens wrap around the property to make the most of the panorama. Nestled just outside Northumberland National Park, there are stunning walks from the doorstep, and the magical Northumberland Coast is also within easy reach.

A stunning open plan kitchen, dining and living area is perfect for modern living requirements and will be at the heart of family life. The vaulted ceiling and large arched windows ensure a light, airy room with wonderful open views. The exposed stone, brick fireplace with wood burning stove and country cottage kitchen with range cooker create a warm and welcoming traditional feel. A spacious room at the end of the living area is ideal as a study, play room or snug and there is a convenient downstairs WC and shower room off the kitchen. A hallway leads to the charming principal bedroom with smart en-suite shower room, whilst the family bathroom is accessed through the large and well-equipped utility room that could also double as a kitchenette with a sink, space for a cooker, tall fridge/freezer and plumbing for a washing machine. A sitting room with exposed stone and a wood burning stove makes for a cosy snug and a spacious rear porch could double up as a garden room to sit in and enjoy the views.

From the hall, a staircase leads up to the first floor and a delightful mezzanine landing. Two light, bright eaves bedrooms with built-in storage provide ample further sleeping or living arrangements.

Planning permission is in place (Northumberland County Council planning ref.20/03113/FUL) for an extension to the sitting room and the principal bedroom.





## Externally

The metal hanging sign at the bottom of the driveway, in keeping with the name of the property is a wonderful introduction to the house. There is ample driveway parking and a car port and wood store with studio/office space above and solar panels across the roof. A stone outbuilding provides additional storage with plumbing and a sink area. There is a further separate building containing a kitchen/utility room, a Swedish sauna and shower, and a dog kennel and run. Lawns of rolling grass and graveled seating areas provide unlimited spots from which to enjoy the panoramic unspoiled countryside views. The property extends to approximately 0.5 acres in total.



## Local Information

Alnham is a delightful hamlet on the edge of the National Park set in the heart of Northumberland, surrounded by beautiful rolling countryside, yet close to the nearby market towns of Alnwick and Rothbury. Alnwick provides every day amenities with supermarkets, a good range of shops, primary and secondary schooling, a modern leisure centre, playhouse/cinema, hospital and Alnwick Castle and Garden with its contemporary landscaped gardens and unique Treehouse Restaurant. A further variety of popular inns and restaurants are within easy reach.

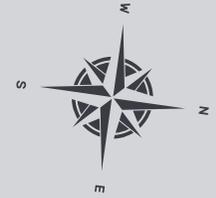
The beautiful surrounding area provides varied country walks including the Simonside and Cheviot Hills and Coquetdale. There are magnificent golden beaches to walk including Dunstanburgh, Alnmouth, and Warkworth.

Craggside, the popular National Trust site at Rothbury, is nearby and to the east is Howick Hall Gardens. There are numerous nearby golf courses, whilst Newcastle city centre provides further comprehensive cultural, educational, recreational and shopping facilities.

There is a primary school in nearby Whittingham, with further schooling in Alnwick and Wooler. For the commuter the A697 provides access north to Edinburgh and south to Newcastle International Airport and City Centre. The closest rail station is at Alnmouth (15.7 miles) which provides regular links to Edinburgh, Newcastle and London on the East Coast main line, and links to other main line services to major UK cities.



# Floor Plans



Total area: approx. 200.3 sq. metres (2155.9 sq. feet)

## Directions

Heading north on the A697 take the left hand turning sign posted Whittingham. Cross the bridge in the village and turn immediately left towards Nethererton. Continue for 3.5 miles up a gentle gradient, then turn right, signposted for Little Ryle and Alnham. Take the first turning on the left, also signposted for Alnham, and follow this road for approximately 1.5 miles, passing through Unthank. At the junction, turn left and continue for 0.5 miles. The sign for Blacksmiths Cottage is on the lefthand side of the road.

Google Maps

what3words



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## Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

## Services

Mains electricity and LPG. Private water supply with UV filtration system. Drainage to septic tank. Electric storage heaters and underfloor heating. Solar panels provide hot water and electricity.

Postcode

Council Tax

EPC

Tenure

NE66 4TN

Band E

Rating C

Freehold

## Viewings Strictly by Appointment

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