



The Lodge

Powburn

- Link-detached Stone cottage
- Two bedrooms
- Shower room
- Gardens to rear and side
- Character features
- Village location

Guide Price: **£ 200,000**

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The Lodge, Breamish House, Powburn, Alnwick, Northumberland NE66 4HW

At the foot of Northumberland's Cheviot Hills lies the vibrant and friendly community of Powburn, a small beautiful village off the A697 approx. 10 miles North West of Alnwick and close to Northumberland National Park and the unspoilt Breamish Valley. This stone built detached property was the former lodge to Breamish House and offers a rare opportunity to purchase a unique character building within the village. There are gardens around the side and rear, and a gravelled drive for off-street parking. Inside there is scope to develop and enhance the existing property and create a charming home. The bright and spacious lounge features an inglenook fireplace and bay window. At the rear off the kitchen there is a dining area that overlooks the rear garden and a timber extension that has been used as a utility. In addition to the upstairs shower room there is a ground floor W.C., and both bedrooms are situated upstairs.

PORCH

Double glazed entrance door and windows | Tiled floor | Door to W.C. and entrance hall

W.C.

Double glazed window | W.C. | Wash hand basin with tiled splashback | Pipe radiator | Tiled floor

ENTRANCE HALL

Double glazed window | Half panelled walls | Staircase to first floor | Laminate flooring | Radiator | Door to lounge

LOUNGE 17' 9" x 13' 8" into alcove, plus bay (5.41m x 4.16m into alcove, plus bay)

Double glazed bay window | Double glazed window to side | Inglenook style fireplace with stove and stone flagged hearth | Laminate flooring | Storage cupboard | Coving to ceiling | Ceiling rose | Door to kitchen

KITCHEN 11' 1" x 8' 9" (3.38m x 2.66m)

Kitchen units | Stainless steel sink | Space for electric cooker | Multi-fuel stove | Tiled floor | Internal window to store/utility | External door to side | Door to lounge | Open to dining room

DINING ROOM 6' 10" x 10' 0" (2.08m x 3.05m)

Double glazed window | Tiled floor | Radiator | Loft access hatch

TIMBER STORE/UTILITY 7' 7" x 8' 4" (2.31m x 2.54m)

Plumbing for automatic washing machine | Light and power | Cold water tap | Windows and door

FIRST FLOOR LANDING

Storage cupboard | Radiator

BEDROOM ONE 12' 11" x 8' 8" (3.93m x 2.64m)

Double glazed window to front and side | Radiator

BEDROOM TWO 8' 8" max x 13' 3" max into wardrobe (2.64m max x 4.04m max into wardrobe)

Double glazed window to front and side | Fitted wardrobe | Radiator

SHOWER ROOM

Double glazed dormer window | Tiled shower cubicle with electric shower | wash hand basin with cupboard | Vanity Light | Close coupled W.C. | Loft access hatch | Electric radiator | Radiator

EXTERNAL

Access is to the side of the property | Side garden | Rear garden with raised beds, outhouse and greenhouse | Gravelled parking area

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Oil
Broadband: ADSL
Mobile Signal / Coverage Blackspot: No
Parking: Driveway parking

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

RESTRICTIONS AND RIGHTS

Public rights of way through the property? Yes. A right of way for vehicle access to back garden

RISKS

Flooding in last 5 years: No
Risk of Flooding: Zone 2
Any flood defences at the property: There is an embankment constructed in field next to property to prevent flooding

TENURE

Freehold. It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: C | EPC RATING: F

AL008745/DM/RJ/22.05.2024/V1



Score	Energy rating	Current	Potential
92+	A		104 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		

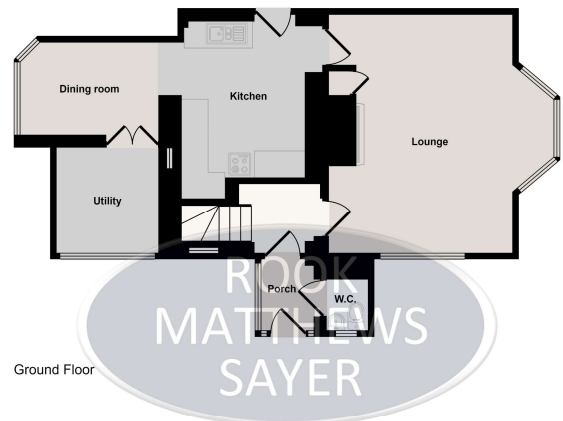
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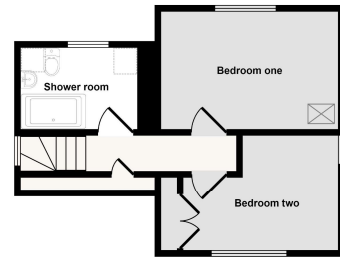
16 Branches across the North-East



The Lodge, Breamish House, Powburn, Alwick, Northumberland NE66 4HW



Ground Floor



First Floor

The Lodge, Breamish House

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Version 1



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