



## Barton House Cottage

Whittingham

- Detached house
- Three bedrooms
- Ensuite to master bedroom
- Games room & home office
- Dining kitchen
- Large rear garden

Guide Price **£425,000**

01665 510 044  
3-5 Market Street, Alnwick, NE66 1SS

ROOK  
MATTHEWS  
SAYER

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[alnwick@rmsestateagents.co.uk](mailto:alnwick@rmsestateagents.co.uk)



# Barton House Cottage

## Whittingham, Alnwick

### Northumberland NE66 4RS

Occupying a substantial plot with a superb open aspect at the rear, this fantastic detached property offers an abundance of outdoor space as well as sizeable rooms and a versatile layout.

The location is convenient for the A697 road link up to the Scottish borders and south towards Rothbury and Morpeth. The property is surrounded by gardens and multi-vehicle parking, especially suited to accommodate a motorhome or caravan on site etc.



Most of the rooms inside lead off the central hall and staircase. Although there are three generous sized bedrooms upstairs, there is flexibility to use two of the downstairs reception rooms as additional bedrooms. The larger of these two rooms is currently in use as a games room, and the other is a home office. Along with the main family bathroom, the master bedroom upstairs has its own ensuite shower room and there's a downstairs W.C. for convenience. Having been recently refurbished, the dining kitchen offers contemporary and stylish fitted units with doors that open out to the rear garden. At the front, the lounge includes a wood burning stove and has plenty of room for family gatherings and entertaining guests.



#### **PORCH**

Double glazed composite door | Double glazed leaded window | Door to vestibule

#### **VESTIBULE**

Double glazed leaded window | Laminate flooring | Radiator | Door to inner hall | Wall lights

#### **INNER HALL**

Double glazed door and leaded window | Laminate flooring | Radiators | Staircase | Understairs cupboard

#### **LOUNGE 18' 0" x 15' 3" (5.48m x 4.64m)**

Double glazed leaded window to front and side | Radiators | Stone fire surround with multi-fuel burning stove | Dado rail

#### **GAMES ROOM 15' 10" into alcove x 12' 6" (4.82m x 3.81m)**

Dual aspect with double glazed leaded windows | Feature fireplace with electric fire | Radiator

#### **HOME OFFICE 10' 9" x 7' 6" (3.27m x 2.28m)**

Double glazed leaded windows to rear and side | Radiator | Laminate flooring

#### **DINING KITCHEN 21' 1" x 10' 10" (6.42m x 3.30m)**

Double glazed French doors | Double glazed window | Fitted wall, base and drawer units | Stainless steel sink | Double electric oven | Electric hob | Extractor hood | Integrated dishwasher | Integrated washing machine | Space for fridge/freezer | Downlights | Radiator

#### **GROUND FLOOR W.C.**

Close coupled W.C. | Pedestal wash hand basin | Part tiled walls | Radiator | Extractor fan



## FIRST FLOOR LANDING

Radiator | Double glazed window | doors to bedrooms and bathroom

## BEDROOM ONE 16' 11" x 14' 1" (5.15m x 4.29m)

Double glazed leaded window | Two Double glazed Velux windows | Radiator

## ENSUITE

Double glazed Velux window | Close coupled W.C. | Chrome ladder style heated towel rail | Double shower cubicle with mains shower and wet wall panels | Pedestal wash-hand basin

## BEDROOM TWO 16' 10" x 12' 3" (5.13m x 3.73m)

Double glazed leaded window | Double glazed Velux window | Radiator

## BEDROOM THREE 16' 0" x 10' 1" (4.87m x 3.07m) with restricted head height

Double glazed leaded window | Radiator | Loft access

## BATHROOM

Double glazed Velux window | Corner bath | Shower cubicle | Pedestal wash-hand basin | Close coupled W.C. | Chrome ladder style heated towel rail | Downlights | Extractor fan

## BOILER ROOM

## EXTERNALLY

Lawned front garden | Gravelled area | Side access to the rear garden | Lawned rear garden | Patio area | Decked area with decorative fencing | Garden shed | Storage unit to the side | Fenced boundaries

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Other – Spring water

Sewerage: Septic Tank

Heating: Oil

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: in front of the property and at the side within the boundaries of the plot.

## 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 conformation should be sought from a conveyancer as to its effect on the property, if any.

## TENURE

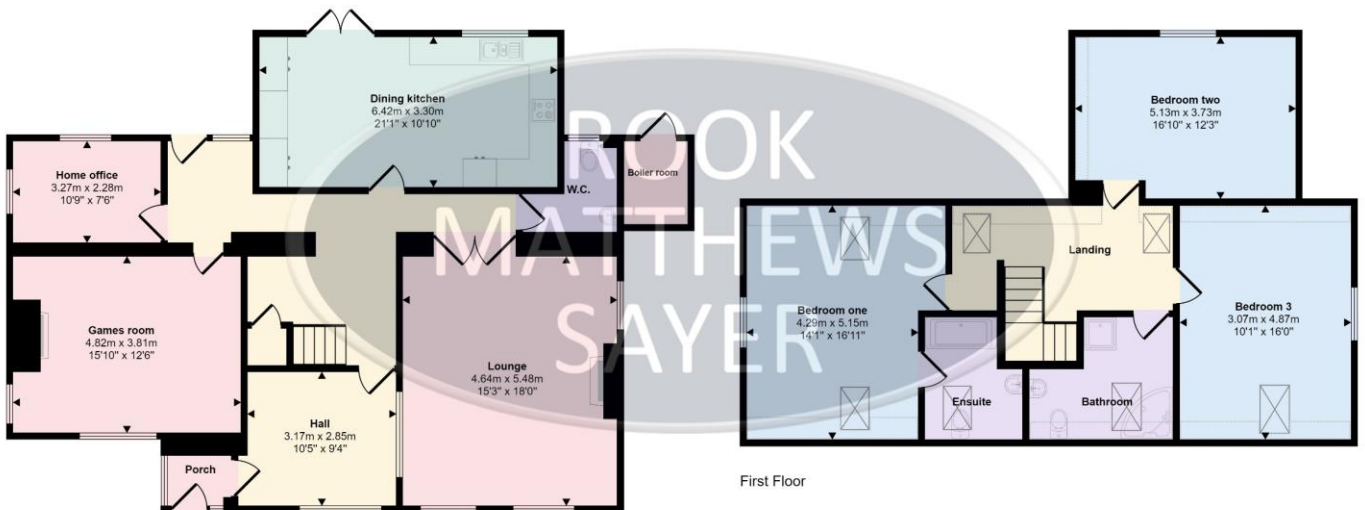
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

## COUNCIL TAX BAND C | EPC RATING - To follow

AL008776/DM/RJ/19.06.2024/V1

EPC graph to be inserted here:





**Barton House**

Ground Floor

First Floor

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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