



Budle Cottage

Waren Mill

- Semi-detached cottage
- Views to Budle Bay
- Two double bedrooms
- Characterful features
- Fully renovated
- Private parking

Guide Price: £250,000

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Budle Cottage

Waren Mill, Belford

Northumberland NE70 7EE

Having been fully renovated by the current owners, this charming stone cottage offers beautifully presented and energy efficient accommodation set within a small coastal hamlet overlooking Budle Bay at Waren Mill, just outside of Bamburgh. When the property was renovated, great care was taken by the architect to create a property suitable for modern living and ensuring that the living space maximises use of natural light, built in storage solutions, and effective insulation. Outside space and private parking is available at the front of the cottage, and room for a log store and storage. Inside the rooms are light and airy which is accentuated by roof windows and light tunnels, as well as engineered white oak flooring throughout the living and bedroom areas. Whilst there are contemporary fixtures and fittings, the cottage still retains charm and character features such as the exposed stone wall incorporating an inglenook fireplace with wood burning stove, and exposed beams in the upstairs vaulted ceiling. The window seat in the lounge frames the picturesque view out towards the bay at the end of the lane, and the upstairs bedrooms windows both face out towards the stunning Budle Bay.



ENTRANCE PORCH

Double glazed entrance door | Fitted shelves | Shoe and coat store | Bike racks | Door to kitchen



KITCHEN 14'7 x 14'3 (4.45m x 4.34m)

Double glazed windows to front and rear | Fitted wall and base units with a peninsula breakfast bar | Corian work tops | Stainless steel sink | Space for fridge/freezer | Space for washing machine | Space for dishwasher | Space for electric cooker | Extractor hood | Part tiled walls | Banquette seating area with storage | Electric night storage heater

LOUNGE 14'6 min 21'1 max into door recess x 14'6 (4.42m min 6.43 max into door recess x 4.42m)

Double glazed entrance door | Two double glazed windows - one with window seat | Two Fakro triple glazed roof lights | Exposed stone walls | Inglenook style fireplace with multi-fuel stove | Engineered white oak flooring | Downlights | Understairs cupboard | Electric night storage heater | Door to W.C.



W.C.

Fully tiled | Close coupled W.C. | Wash hand basin with drawer unit | Downlights | Extractor fan

FIRST FLOOR LANDING

Fakro triple glazed roof light | Turned staircase | Shelved storage cupboard housing water tank | Downlights

BEDROOM ONE 10'9 plus alcove x 11'10 (3.28m plus alcove x 3.61m)

Double glazed window | Fakro triple glazed roof window | Fitted sliding door wardrobes and storage cupboards | Engineered white oak flooring | Wall lights | Vaulted ceiling with exposed beams | Electric panel heater

BEDROOM TWO 13'2 x 8'6 (4.01m x 2.59m)

Double glazed window | Engineered white oak flooring | Storage cupboard | Vaulted ceiling with exposed beams | Fakro triple glazed roof window | Electric panel heater

BATHROOM

Bath with mains shower over plus additional electric shower | Wash hand basin with drawer unit | Close coupled W.C. | Electric chrome ladder heated towel rail | Electric panel heater | Storage cupboard | Fully tiled walls | Two Fakro triple glazed roof windows | Downlights | Extractor fan

EXTERNALLY

Gravelled area at the front with wooden storage sheds

PRIMARY SERVICES SUPPLY

Electricity: Mains
 Water: Mains
 Sewerage: Mains
 Heating: Electric Night Storage heaters, electric panel heaters and multi-fuel stove
 Broadband: Fibre
 Mobile Signal Coverage Blackspot: Yes
 Parking: Driveway and communal 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

Easements, servitudes or wayleaves? YES

RISKS

Flooding in last 5 years: NO
 Risk of Flooding: ZONE 3

TENURE

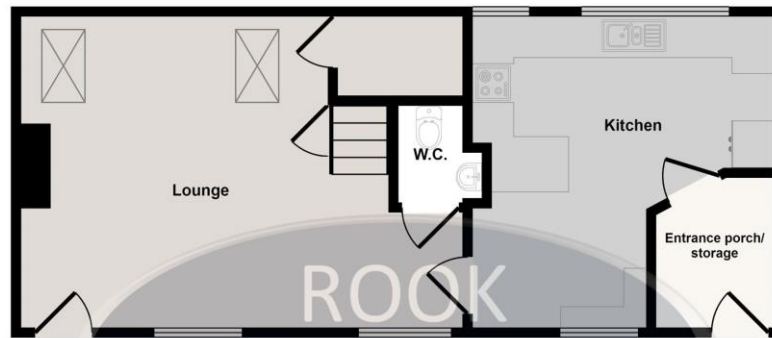
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND C | EPC RATING C

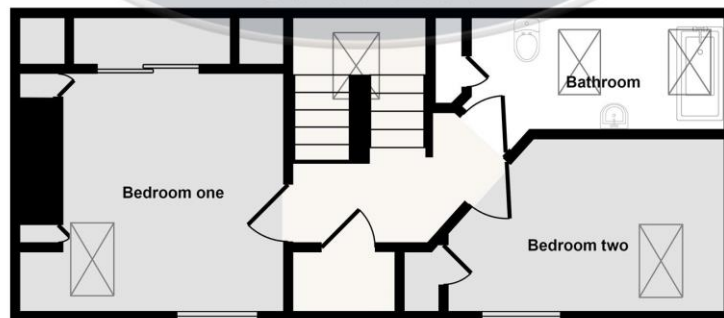
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

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.

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